

When recorded return to:

Mary Mangotich Grier, as Trustee of the MM Grier
Trust under trust agreement dated June 9, 2020
8342 E Via de Dorado
Scottsdale, AZ 85258

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238622

Nov 01 2023

Amount Paid \$22378.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
500146170

Escrow No.: 500146170

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric White and Coweena White, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Mary Mangotich Grier, as Trustee of the MM Grier Trust under
trust agreement dated June 9, 2020

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN LT 16, "SUNSET ADDITION TO CLEAR LAKE"

Tax Parcel Number(s): P69917 / 4027-000-016-0003

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

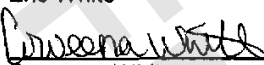

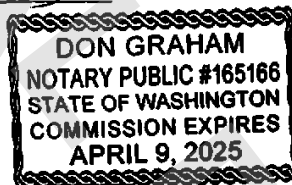
STATUTORY WARRANTY DEED
(continued)Dated: 10/31/23
Eric White
Coweena WhiteState of WA
County of SnohomishThis record was acknowledged before me on 10/31/23 by
Eric White & Coweena White
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 4-9-25

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P69917 / 4027-000-016-0003

LOT 16, "SUNSET ADDITION TO CLEAR LAKE", AS PER PLAT RECORDED IN VOLUME 4 OF
PLATS, PAGE 38, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE EAST 35 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Sunset Addition to Clear Lake:

Recording No: 184813
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Transmission line and anchors
Recording Date: November 24, 1948
Recording No.: 425321
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns
Purpose: Right to lay, maintain, etc., a pipe or pipes, line or lines for the Right to lay, maintain, etc., a pipe or pipes, line or lines for the and from same
Recording Date: April 10, 1979
Recording No.: 7904100049
Affects: Portion of said premises
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat:

Recording No: Volume 109, Page 78
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Greg Partington, et al
Purpose: Ingress, egress and utilities
Recording Date: May 11, 1979

EXHIBIT "B"**Exceptions
(continued)**

Recording No.: 7905110015
Affects: Portion of said premises

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: William A. Harris and Catherine E. Harris
Purpose: Ingress, egress and utilities
Recording Date: June 1, 1979
Recording No.: 7906010032
Affects: Portion of said premises

7. Maintenance Agreement and the terms and conditions thereof:

Recording Date: September 2, 1998
Recording No.: 9809020014

8. Water Service Agreement and the terms and conditions thereof:

Recording Date: October 6, 1998
Recording No.: 9810060058

9. Reservations contained in deed and the terms and conditions thereof:

Recording Date: April 20, 2000
Recording No.: 200004200050

The above-described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Gas and electricity
Recording Date: March 19, 2002
Recording No.: 200203190103
Affects: Portion of said premises

11. Notice of On-Site Sewage System Maintenance Agreement requirement and the terms and conditions thereof:

Recording Date: October 1, 2009
Recording No.: 200910010031

EXHIBIT "B"

Exceptions
(continued)

12. Accessory Dwelling Unit and the terms and conditions thereof:

Recording Date: January 8, 2010
Recording No.: 201001080095

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.