

202311170056

11/17/2023 02:26 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

When recorded return to:

Terresa Jean Hale and Morrel R. Muller
911 East Galena Street
Granite Falls, WA 98252

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238796

Nov 17 2023

Amount Paid \$1589.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 23-19489-TB

P128643

THE GRANTOR(S) **Rogan Stewart Milnor, a single man**, 3780 East College Way, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Terresa Jean Hale, an unmarried person, and Morrel R. Muller, an unmarried person**

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

That portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 34 North, Range 4 East, W.M., lying Southerly of the Mount Vernon-Big Lake county road right-of-way and described as follows:

Commencing at a point on the West line of said subdivision, which point bears North 0° 01' 14" East, a distance of 1,994.69 feet from the Southwest corner of said Southwest 1/4; thence South 89° 58' 46" East, a distance of 657.45 feet to the True Point of Beginning, said point being the Southeast corner of those premises conveyed to Harold Wanamaker, et ux, by deed recorded February 13, 1962 as Auditor's File No. 617909; thence continuing South 89° 58' 46" East, a distance of 181.92 feet, more or less, to the West line of the 60-foot wide Mountain View Road right-of-way conveyed to Skagit County by deed recorded September 20, 1960 as Auditor's File No. 598910; thence North 41° 12' 24" East along said West line, a distance of 162.01 feet, more or less, to a point on the South right-of-way line of said Mount Vernon-Big Lake Road right-of-way; thence North 53° 54' 50" West along said South line, a distance of 132.51 feet; thence continuing along the South line of said county road right-of-way on a curve to the left having a radius of 307.03 feet and a central angle of 36° 12' 04", an arc distance of 193.99 feet, to the Northeast corner of said Wanamaker tract; thence South 0° 01' 14" West along the East line of said Wanamaker tract, a distance of 258.92 feet, more or less, to the True Point of Beginning; EXCEPT that portion thereof, if any, lying within that certain strip of land conveyed to Skagit County for right-of-way purposes by deed recorded June 21, 1956 as Auditor's File No. 537716.

Abbreviated legal description: Property 1:
Section 23, Township 34 North, Range 4 East; Ptn. SW

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This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P128643/340423-3-023-0000

Dated: 11/14/2023

Rogan Stewart Milnor
Rogan Stewart Milnor

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 14th day of November, 2023 by Rogan Stewart Milnor.

Scottie J Bent
Signature

Notary
Title

My commission expires: 05/10/27



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EXHIBIT A

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2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Lot certification, including the terms and conditions thereof, recorded December 15, 2009 as Auditor's File No. 200912150074. Reference to the record being made for full particulars. The company makes no determination as to its affects.

10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey for Danya Wolf, et. al. recorded February 10, 2011 as Auditor's File No. 201102100054.

End of Exhibit A

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