

When recorded return to:

Alexander D. Mitchell
19712 E Conway Hill Ln
Mt Vernon, WA 98274

210666-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238896
Nov 30 2023
Amount Paid \$6917.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Evan C. Funk and Megan R. Funk, a married couple

for and in consideration of \$10.00 and other good and valuable consideration
in hand paid, conveys, and warrants to Alexander D. Mitchell, an unmarried person
the following described real estate, situated in the County of Skagit, State of Washington:

The West 1/2 of Lots 5, 6, 7 and 8, Block 2, "PLAT OF THE TOWN OF CONWAY, SKAGIT COUNTY,
WASH.", as per plat recorded in Volume 3 of Plats, page 6, records of Skagit County, Washington.
TOGETHER WITH such portion of that vacated portion of Broadway Street which upon vacation reverted
to said premises by operation of law.
EXCEPT that portion conveyed to Skagit County for Fir Island Road by Deed recorded May 25, 1967,
under Auditor's File No. 699650.
Situate in the County of Skagit, State of Washington.

Abbreviated Legal: n/a

Tax Parcel Number(s): 4098-002-008-0011/P72934

SUBJECT TO: SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HERETO.

Dated: 11/27/2023
[Signature]
Evan C. Funk

[Signature]
Megan R. Funk

State of Washington
County of Snohomish Skagit

This record was acknowledged before me on 11/27/2023 by Evan C Funk and Megan R Funk.

[Signature]
Notary Public

My commission expires: 7/19/27

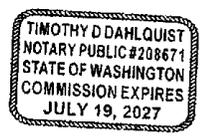


EXHIBIT 'A'

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT: Plat/Short Plat: Plat of the Town of Conway, Skagit County, Wash. Recorded: November 17, 1891 Auditor's File No.: Volume 3 of Plats, page 6

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: Between: Skagit County And: Helen Eide Dated: September 17, 2008 Recorded: September 24, 2008 Auditor's File No.: 200809240030 Regarding: Operation - maintenance and monitoring requirement for proprietary onsite sewage systems

Vacation of right of way for roads, streets and alleys is subject to the following reservations:

- 1) All easement rights held by existing private or public utilities shall remain in effect.
- 2) All easement rights held by adjoining properties or dependent properties, pertaining to ingress or egress, shall remain in effect.

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations including, but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind, during any 24 hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance. Recorded February 28, 2013 under Auditor's File No. 201302280142

Rights or claims of tenants in possession due to unrecorded leasehold interests and/or rental agreements, if any