

202402090124

02/09/2024 11:12 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Kirk Duffy
Duffy & Duffy LLC
PO Box 398
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249537
Feb 09 2024
Amount Paid \$629.00
Skagit County Treasurer
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620054673

Escrow No.: 620054673

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel F. Erlendson, unmarried

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Duffy & Duffy LLC

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 GOVT LT.4, SEC 18-33-4E, W.M.

Tax Parcel Number(s): P16780 / 330418-0-028-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 7, 2024

Daniel F Erlendson
Daniel F. Erlendson

State of Washington

County of Snohomish

This record was acknowledged before me on February 7, 2024 by Daniel F. Erlendson.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

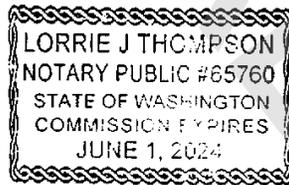


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P16780 / 330418-0-028-0005

THAT PORTION OF GOVERNMENT LOT 4 IN SECTION 18, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 371.61 FEET EAST AND 1,803.3 FEET NORTH OF THE QUARTER POST ON THE SOUTH SIDE OF SAID SECTION;

THENCE WEST 1,060 FEET;

THENCE SOUTH 822 FEET;

THENCE WEST TO THE WEST LINE OF THE COUNTY ROAD AND THE TRUE POINT OF BEGINNING;

THENCE WEST TO THE SKAGIT RIVER;

THENCE NORTHWEST ALONG THE BANK OF THE SKAGIT RIVER TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 100 FEET DISTANCE FROM THE LAST ABOVE MENTIONED EAST AND WEST COURSE OF THIS DESCRIPTION;

THENCE EAST ALONG SAID PARALLEL LINE TO THE WEST LINE OF THE COUNTY ROAD, AS CONVEYED BY DEED RECORDED JANUARY 14, 1911, UNDER AUDITOR'S FILE NO. 82688, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH ALONG THE WEST LINE OF SAID COUNTY ROAD TO THE TRUE POINT OF BEGINNING;

EXCEPT DIKE DISTRICT NO. 3 RIGHT-OF-WAY, AS CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT BY DECREE ENTERED JULY 19, 1900, IN CAUSE NO. 2982.

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 Survey:

Recording No: 7905220041

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

Purpose: Ingress and egress for flood control
 Recording Date: November 8, 2006
 Recording No.: 200611080123
 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: Puget Sound Energy, Inc., a Washington corporation
 Purpose: Transmission, distribution and sale of gas and electricity
 Recording Date: January 29, 2015
 Recording No.: 201501290065
 Affects: Portion of said premises

4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such

EXHIBIT "B"
Exceptions
(continued)

incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

6. City, county or local improvement district assessments, if any.