

When recorded return to:

Punkie Doyle and Brendon J. Bagdon
18635 West Lakeview Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249561
Feb 13 2024
Amount Paid \$11876.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

GNW 24-19911

STATUTORY WARRANTY DEED

THE GRANTOR(S) Benjamin S. Holsten and Jacqueline J. Miller, a married couple, 1656 South Kihei Road, B, Kihei, HI 96753,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Punkie Doyle, an unmarried person, and Brendon J. Bagdon, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Section 1, Township 33 North, Range 4 East, NW SE (aka Lot 1, SP 96-84)

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 "B" attached hereto

Tax Parcel Number(s): P102814

Dated: 2-6-24 / 2-9/24Ben S. Holsten
Benjamin S. HolstenJacqueline J. Miller
Jacqueline J. MillerSTATE OF WA
COUNTY OF SnohomishThis record was acknowledged before me on 9 day of February, 2024 by Benjamin S. Holsten.

Signature

Notary Public
TitleMy commission expires: 6/19/25STATE OF HAWAII
COUNTY OF MAUIThis record was acknowledged before me on 6th day of February, 2024 by Jacqueline J. Miller.

Signature

JEREMY ZANE - NOTARY PUBLIC
Title

Second Judicial Circuit

My commission expires: 02/29/2028Doc. Date: 02/06/2024 # Pages: 6
Jeremy Zane Second Circuit
Doc. DescriptionSTATUTORY WARRANTY DEED02/06/2024
Notary Signature Date

NOTARY CERTIFICATION

EXP: 02/29/2028

Order No.: 24-19911-KM

Statutory Warranty Deed
LPB 10-05

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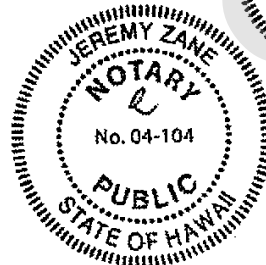
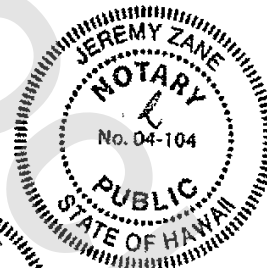


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 18635 West Lakeview Lane, Mount Vernon, WA 98274
Tax Parcel Number(s): P102814

Property Description:

PARCEL A:

Lot 1 of Skagit County Short Plat No. 96-84, approved July 7, 1998, and recorded July 7, 1998, in Volume 13, pages 144-145 of Short Plats, under Auditor's File No. 9807070067, being a portion of the Northwest ¼ of the Southeast ¼ of Section 1, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL B:

A 60' wide easement for ingress, egress and utilities over and across and centered on the existing gravel driveway as delineated on the face of Skagit County Short Plat No. 96-84, approved July 7, 1998 and recorded July 7, 1998, in Volume 13, pages 144-145 of Short Plats, under Auditor's File No. 9807070067, being a portion of the Northwest ¼ of the Southwest ¼ of Section 1, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

24-19911-KM

9. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: Day Lumber Company Recorded: December 23, 1912

Auditor's No: 94380

As Follows: No saloon shall ever be located or established upon the lands herein described or any part thereof; that no business house or establishment shall be maintained upon said land, or any part thereof for a period of twenty years from this date without the written consent of said first party. In case any of said land shall be so used in violation of the terms of this section, the same shall immediately be forfeited to and become the property of said party of the first part, and said party of the first part shall retain, as liquidated damages, for breach of said condition, all sums of money paid on account of the property so used.

10. RESERVATIONS CONTAINED IN DEED, AS HERETO ATTACHED.

Executed by: H. C. Peters, et ux Recorded: March 30, 1929

Auditor's No: 221581

As Follows: Excepting and reserving a right-of-way for a permanent highway and also reserving present logging, skid and tote roads on and over said land with the right to use same for road purposes until a permanent highway has been established and constructed.

11. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company Dated: May 26, 1983

Recorded: July 6, 1983 Auditor's No: 8307060010

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects: As described in instrument

Said document is a re-recording of document recorded under Auditor's File No. 8305310033.

12. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of B. Craig Olson, et ux

Recorded: March 8, 1991

Auditor's No: 9103080006

For: Ingress, egress and utilities

Affects: 60-foot wide strip of land the centerline of which is the centerline of the existing gravel drive.

13. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: B. Craig Olson and Lisa Olson, husband and wife

And: Xavier O. Grospe, et ux, et al

Dated: August 2, 1991

Recorded: August 12, 1991

Auditor's No: 9108120011

Regarding: Joint Use and Maintenance of a well and accessories

14. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Statutory Warranty Deed
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Between: B. Craig Olson and Lisa Olson, husband and wife
And: Xavier O. Grospe, et ux, et al
Dated: August 2, 1991
Recorded: August 12, 1991
Auditor's No: 9108120012
Regarding: Joint Use and Maintenance of a road

15. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of David A. Welts, and/or assigns
Recorded: August 12, 1991
Auditor's No: 9108120015
For: Ingress, egress and utilities
Affects: An unselected 60-foot wide portion of the subject property

16. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 19, 1992
Recorded: October 26, 1992
Auditor's No: 9210260013
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: As described in instrument

17. Terms and conditions of Variance recorded March 12, 1997, under Auditor's File No. 9703120065.

18. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Edna Conneway Dated: February 28, 1998
Recorded: March 20, 1998
Auditor's No: 9803200027
Purpose: Easement and Joint Use Agreement for well
Area Affected: Portion of the subject property

19. 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 Short Plat No.: 96-084 recorded on July 7, 1998 as Auditor's File No. 9807070067.

20. Any question that may arise regarding the exact location of the easement set forth on Exhibit A herein.

21. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: August 6, 2001
Recorded: August 21, 2001
Auditor's No: 200108210097
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. ..."
Area Affected: As described in instrument

Statutory Warranty Deed
LPB 10-05

22. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: March 15, 2004

Auditor's No.: 200403150005

Regarding: Protected Critical Area

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

26. General Tax information for the current year is unavailable at this time. The County Treasurer's Office reports that the delay is based upon a seasonal backlog. Upon availability of such information, this report will be modified by supplemental report.

General Taxes for the year 2023 in the amount of \$4,027.59, have been paid in full for Tax Account No. P102814/330401-4-001-0403.

27. Unrecorded leaseholds, if any, and rights of parties in possession, if any.