

202402270051

02/27/2024 03:37 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Lance Hanna and Kimberly Hanna
26417 Minkler Road
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249697

Feb 27 2024

Amount Paid \$14705.13
Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 23-19689

STATUTORY WARRANTY DEED

THE GRANTOR(S) NAF Cash, LLC, a Delaware Limited Liability Company, 41050 West 11 Mile Road, Novi, MI 48375,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Lance Hanna and Kimberly Hanna, husband and wife

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 16, Township 35, Range 5 - SE NW & NE SW

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): P39211 and P39216

Dated: 02/27/2024

NAF Cash, LLC, a Delaware Limited Liability Company

By: Anthony Lopez
Anthony (Tony) Lopez, Operations Manager

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19689-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 27 ^{*February} ~~March~~ day of ~~XXXX~~ 2024 by Anthony (Tony) Lopez, Operations Manager of NAF Cash, LLC and Lexis Clay-Weary, Transaction Coordinator for Seller of NAF Cash, LLC.

Kyle Beam
Signature

Notary
Title

My commission expires: 09/11/2027

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 26417 Minkler Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P39211 and P39216

Property Description:

Parcel A:

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 35 North, Range 5 East, W.M., lying South of the right-of-way of the Great Northern Railway and North of the right-of-way of the State of Washington.

Parcel B:

That portion of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 35 North, Range 5 East, W.M., lying North of the right-of-way of the State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19689-KH

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EXHIBIT B

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9. Exceptions and reservations contained in deeds from the State of Washington recorded in Volume 85 of Deeds, page 436, and in Volume 109 of Deeds, page 124, whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of said entry.

10. Reservations contained in deed from the State of Washington to Julia Elizabeth Parker, dated November 2, 1917, and recorded December 3, 1917, in Volume 109 of Deeds, page 124, under Auditor's File No. 122579, substantially, as follows: Subject, however, to an easement for right of way for railroad purposes heretofore granted to the Seattle & Northern Railway Company and also subject to an easement for right of way for railroad purposes heretofore granted to the Puget Sound and Baker River Railroad Company. (Affects that portion of said premises lying within the Southeast 1/4 of the Northwest 1/4) .

11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantee: Puget Sound Power & Light Company Purpose: Transmission line Area Affected: That portion of said premises lying within the North 1/2 of the Northeast 1/4 of the Southwest 1/4 Dated: June 25, 1925 Recorded: June 30, 1925 Auditor's No.: Volume 137 of Deeds, page 187