

When recorded return to:

Lisa C. Plum
3841 S Camano Drive
Camano, WA 98282

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249699
Feb 28 2024
Amount Paid \$2485.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-19954-TW

THE GRANTOR(S) **Dakota M. Barnes, a single person**, 605 37th Street, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to **Lisa C. Plum, an unmarried woman**

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

The South half of the following described tract:

The West 10 rods (165 feet) of the North half of the Southeast quarter of the Southwest quarter of Section 3, Township 34 North, Range 2 East, W.M., EXCEPT the North 40 feet thereof; EXCEPT that portion conveyed to Skagit County for road purposes by deed dated March 9, 1934, and recorded March 12, 1934, under Auditor's File No. 260772; AND EXCEPT that portion conveyed to Skagit County for road purposes by deed dated May 20, 1998, and recorded May 21, 1998, under Auditor's File No. 9805210098.

Situated in Skagit County, Washington.

Abbreviated legal description: Section 3, Township 34 North, Range 2 East - SE 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 "A" attached hereto

Tax Parcel Number(s): P19754/340203-3-021-0004

Statutory Warranty Deed
LPB 10-05

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Dated: 2-26-24

Dakota M Barnes

Dakota M. Barnes

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 26 day of February, 2024 by Dakota M. Barnes.

[Signature]
Signature

Notary
Title

My commission expires: 6/19/25



EXHIBIT A

24-19954-TW

1. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: Puget Sound Power & Light
Recorded: September 26, 1955
Auditor's No. 524811
Purpose: Electric transmission line
Area Affected: A portion of the subject property
2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: Public Utility District No. 1 of Skagit County
Recorded: November 5, 1956
Auditor's No. 543762
Purpose: Pipeline
Area Affected: A 20 foot strip of land adjacent to the County road
3. 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 recorded on June 24, 1991 as Auditor's File No. 9106240144.
4. 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 recorded on July 18, 1997 as Auditor's File No. 9707180070.
5. 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 recorded on November 19, 1997 as Auditor's File No. 9711190062.

End of Exhibit A

Statutory Warranty Deed
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