

202403200035

03/20/2024 10:51 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

When recorded return to:

Hilary Williamson  
11908 Frans Ridge Lane  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20249947  
Mar 20 2024  
Amount Paid \$18640.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 24-19778-KH

THE GRANTOR(S) **Stephanie Anne Rasco, an unmarried woman, 12188 Bayhill Drive, Burlington, WA 98233**

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

in hand paid, conveys, and warrants to **Hilary Williamson, an unmarried woman**

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

Lot 1 of Short Plat No. 93-053, approved May 5, 1994, recorded May 25, 1994, in Volume 11 of Short Plats, page 75, under Auditor's File No. 9405250035, records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 35 North, Range 3 East, W.M.

TOGETHER WITH AND SUBJECT TO that certain easement for ingress, egress and utilities primarily 60 feet in width as set forth in that certain "Road Easement and Maintenance Agreement", recorded under Auditor's File No. 9403040116, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:  
Section 32, Township 35 North, Range 3 East - SE SW (aka Lot 1 SP 93-053)

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): P35201/350332-0-027-0007

Statutory Warranty Deed  
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Order No.: 24-19778-KH

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Dated: 3.19.24

*Stephanie Anne Rasco*  
Stephanie Anne Rasco

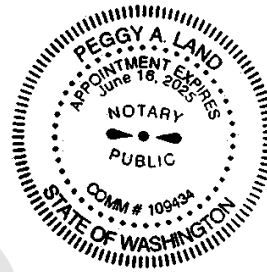
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 19 day of March, 2024 by Stephanie Anne Rasco.

*Peggy A. Land*  
Signature

*Notary*  
Title

My commission expires: June 16, 2025



**EXHIBIT A**

24-19778-KH

**9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

For: Underground electric transmission system

In Favor Of: Puget Sound Power &amp; Light Company

Recorded: December 1, 1981

Auditor's No.: 8112010010

Affects: A strip of land 10 feet in width, the centerline of which is described as follows: Beginning at a point on the South line of the subject property, approximately 70 feet East of the Southwest corner thereof; thence North 5 feet; thence West approximately 43 feet; thence North approximately 405 feet; thence Northwesterly approximately 165 feet to its terminus.

**10. AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED:**

Between: William D. Frans, Jr. et ux

And: Skagit County

Dated: July 8, 1981

Recorded: July 8, 1981

Auditor's No.: 8107080028

11. Non-exclusive easement for ingress, egress and utilities in favor of Randall L. Hawkinson and Margaret Kapka Hawkinson, husband and wife, over the East 30 feet of the South 815.73 feet as disclosed in deed recorded March 3, 1982, under Auditor's File No. 8203030040.

12. The effect, if any, of that certain instrument recorded February 15, 1983, under Auditor's File NO. 8302150021, wherein certain parties accept the fence lines as the legal boundaries of this and other property.

**13. TERMS AND CONDITIONS OF VARIANCE APPROVAL:**

Executed By: County of Skagit

Recorded: December 14, 1993

Auditor's No.: 9312140049

**14. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Between: William D. Frans, Jr. and Janice I. Frans, husband and wife

And: Dan Peck and Becky Peck, husband and wife

And: Lyle Leslie Zahn, III, a single man

Dated: November 23, 1993

Recorded: March 4, 1994

Auditor's No.: 9403040116

Regarding: A 60 foot wide non-exclusive easement, perpetual easement for ingress, egress, and utilities

Said Agreement is a re-recording of Auditor's File No. 9402080081.

15. 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. 93-053, recorded on May 25, 1994 as Auditor's File No. 9405250035,.

16. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color,

Statutory Warranty Deed  
LPB 10-05

religion or national origin executed by {name\_executor}, recorded on December 11, 1995 as Auditor's File No. 9512110057.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

17. NOTICE OF AIRPORT NOISE AND OVERFLIGHT EFFECTS, INCLUDING THE TERMS AND CONDITIONS THEREIN:

Given By: Port of Skagit County

Dated: February 19, 2009

Recorded: March 5, 2009

Auditor's File No.: 200903050091

**End of Exhibit A**