

202405010034

05/01/2024 01:02 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Reed Leighton Rankin
Elizabeth Carlene Bragg
P.O. Box 4
Darrington, WA 98241

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240460
May 01 2024
Amount Paid \$1365.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056081

CHICAGO TITLE
620056081

STATUTORY WARRANTY DEED

THE GRANTOR(S) Evan Craig and McKenzie Boyd, husband and wife and Elijah Craig, unmarried
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Reed Leighton Rankin, an unmarried person and Elizabeth
Carlene Bragg, an unmarried person

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 1, 26-35-9

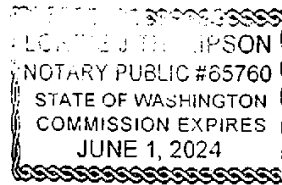
Tax Parcel Number(s): P44706 / 350926-0-014-0004, P44723 / 350926-0-030-0004

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 4/30/24Evan Craig
Evan CraigMcKenzie Boyd
McKenzie BoydElijah Craig
Elijah CraigState of WashingtonCounty of SKagitThis record was acknowledged before me on April 30, 2024 by Evan Craig and McKenzie Boyd.
Carrie J. Thompson
 (Signature of notary public)
 Notary Public in and for the State of Washington
 My appointment expires: 6-1-2024

State of _____

County of _____

This record was acknowledged before me on _____ by Elijah Craig.

 (Signature of notary public)
 Notary Public in and for the State of _____
 My appointment expires: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P44706 / 350926-0-014-0004 and P44723 / 350926-0-030-0004

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, Willamette Meridian, described as follows:

BEGINNING at the north line of the County road in said Government Lot 1 which is 40 feet westerly from the southwest corner of that certain tract of land described in deed to Epp Shular, which deed is recorded February 20, 1918 in Volume 109 of Deeds, page 488, under Auditor's File No. 123871;

thence southwesterly along the North line of said County road, a distance of 100 feet;

thence northerly at right angles to said County road, a distance of 100 feet;

thence northeasterly parallel with said County road, a distance of 100 feet;

thence southeasterly to the point of beginning.

TOGETHER WITH the following described parcel:

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, Willamette Meridian, described as follows:

Commencing at a point on the east line of Section 26 which Lies North 00° 00' 00" West a distance of 306.50 feet from the Government Meander Corner between Sections 25 and 26;

thence South 65° 13' 00" West, a distance of 342.70 feet to the point of beginning of this description;

thence North 25° 17' 00" West, a distance of 95.59 feet;

thence South 58° 41' 30" West, a distance of 70.56 feet;

thence South 48° 45' 18" West, a distance of 45.55 feet;

thence South 35° 07' 03" West, a distance of 39.90 feet;

thence South 27° 00' 00" East, a distance of 10.00 feet;

thence North 58° 45' 00" East, a distance of 100.0.0 feet;

thence South 27° 00' 00" East, a distance of 100.00 feet to the North line of the County road;

thence North 58° 45' 00" East along said North line, a distance of 46.15 feet;

thence North 25° 17' 00" West, a distance of 36.81 feet to the point of beginning.

Situate in Skagit County, 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: 9611120100
2. 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: 201606010004
3. Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: July 8, 2020
Recording No.: 202007080117
4. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: July 31, 2020
Recording No.: 202007310150
5. Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:

Recording Date: May 2, 2022
Recording No.: 202205020093

and Re-Recording Date: July 21, 2023
and Re-Recording No.: 202307210071
Reason: To Reflect Correct Lot Status
6. 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

EXHIBIT "B"**Exceptions
(continued)**

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 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.