

202405090012

05/09/2024 10:40 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240554

May 09 2024

Amount Paid \$125.00

Skagit County Treasurer

By Lena Thompson Deputy

When recorded return to:

Casey Taylor Lamb
2515 Colby Avenue, Apt. 201
Everett, WA 98201

212064-LT **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Wilco Land, LLC, a South Dakota Limited Liability Company, 2601 South Minnesota Avenue, STE. 105-222, Sioux Falls, SD 57105,

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

in hand paid, conveys, and warrants to Casey Taylor Lamb, a single woman

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:
Ptm Gov Lot 2, 11-35-11 E W.M.

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): P46022/351111-0-003-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20604-KM

Page 1 of 4

Dated: 5-3-2024

Wilco Land, LLC, a South Dakota Limited Liability company LLC, a South Dakota Limited Liability Company

By: Traci Willis
Traci Willis

~~STATE OF WASHINGTON~~
~~COUNTY OF SKAGIT~~
South Dakota
Lincoln

This record was acknowledged before me on 3rd day of May, 2024 by Traci Willis of Wilco Land, LLC, a South Dakota Limited Liability company.

Allyssa Ott
Signature

Notary Public
Title

My commission expires: 11/30/2027

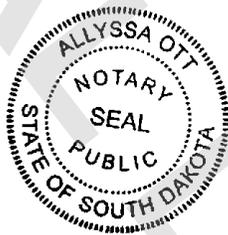


EXHIBIT A
LEGAL DESCRIPTION

Property Address: NHN Cascade River Road, Marblemount, WA 98267
Tax Parcel Number(s): P46022/351111-0-003-0000

Property Description:

That portion of Government Lot 2, Section 11, Township 35 North, Range 11 East, W.M., lying South of County Road, commonly referred to as Cascade Highway;
EXCEPT the East 660 feet thereof, as measured by a line drawn parallel to and 660 feet west of the East line of said Government Lot 2.
Situate with the County of Skagit, State of Washington.

EXHIBIT B
24-20604-KM

1. Any change in the boundary or legal description of the real property, or title to the estate insured, that may arise due to the shifting and changing in the course of the Cascade River.
2. Any adverse claim based upon the assertion that:
 - (a) Said land or any part thereof is now or at any time has been below the ordinary highwater mark of the Cascade River;
 - (b) Some portion of said land has been created by artificial means or has accreted to such portion so created.
 - (c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Cascade River or has been formed by accretion to any such portion.
3. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the Cascade River.
4. Any prohibition or limitation on the use, occupancy or improvements of the Land resulting from the rights of the public or riparian owners to use any portion which is now or has formerly been covered by water.
5. Rights and easement for commerce, navigation and fisheries.
6. The right of use, control, or regulation by the United States of America in exercise of power over navigation.
7. Rights or claims of tenants in possession due to unrecorded leasehold interests and/or rental agreements, if any.