

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240744

May 28 2024

Amount Paid \$15970.00

Skagit County Treasurer

By Shannon Burrow Deputy

When Recorded Return To:

Biniam Matheos
904 Alderwood Lane
Sedro Woolley, WA 98284

STATUTORY WARRANTY DEED
(Document Summary)

Chicago Title
620056268

Grantors:

Constantin T. Anton; Claudia Anton

Grantees:

Biniam Matheos; Ayalkbet Terega

Legal Description (abbreviated):

**LTS 18 and 19, PLAT OF ALDER RIDGE DIV. 1,
SKAGIT COUNTY, WA**

Assessor's Tax Parcel Numbers:

P82167/ 44320000180000 and P82168/44320000190009

Reference Numbers of Document:

None

The GRANTORS, CONSTANTIN T. ANTON and CLAUDIA ANTON, husband and wife,
for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid,
convey and warrant to the GRANTEES, BINIAM MATHEOS, as his separate property, and
AYALKBET TEREKA, a single person,
the following described real estate, situated in the County of Skagit, State of Washington,

(legal description provided in Exhibits A and B which are attached and incorporated herein)

Reference to the above-identified documents should be made for full particulars.

/

[SIGNATURE PAGE TO FOLLOW]

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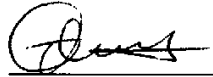
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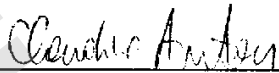
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Dated: This 26th day of May, 2024.

GRANTORS:

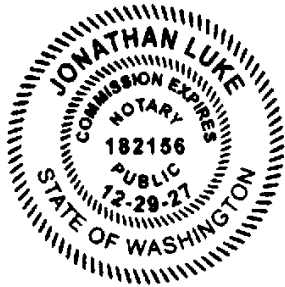

Constantin T. Anton



Claudia Anton

STATE OF WASHINGTON)
: ss
COUNTY OF WHATCOM)

On this day personally appeared before me Constantin Anton ^{Claudia Anton} to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 26th day of May, 2024.




NOTARY PUBLIC in and for the State of Washington
Printed Name: Jonathan Luke
Residing at: Snohomish
My commission expires: 12/29/27

ATTACHMENTS: Exhibit A and Exhibit B

EXHIBIT A

Legal Description

LOTS 18 AND 19, PLAT OF ALDER RIDGE DIV. 1, AS PER PLAT RECORDED IN VOLUME 13 OF
PLATS, PAGE 27,
RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

END OF EXHIBIT A

EXHIBIT B**Permitted Exceptions**

SUBJECT TO general taxes in tax account nos. P82167 and P82168.

SUBJECT TO ALL OF THE FOLLOWING SPECIAL EXCEPTIONS:

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 16, 1945
Recording No.: 381159, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 20, 1945
Recording No.: 381238, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 31, 1954
Recording No.: 505892, records of Skagit County, Washington
In favor of: Public Utilities District No. 1 of Skagit County
For: Water pipelines
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 8, 1954
Recording No.: 506162, records of Skagit County, Washington
In favor of: Public Utilities District No. 1 of Skagit County
For: Water pipelines
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 6, 1963
Recording No.: 640478, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
6. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
Grantor: State of Washington
Recording No.: 93609
Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
7. 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 Plat of Alder Ridge Div. 1, recorded in Volume 13 of Plats, Page 27.:

Recording No: 8101050022

8. Covenants, conditions, restrictions and easements 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 in the document

Recording Date: March 2, 1983

Recording No.: 8303020011

9. 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 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."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

13. Assessments, if any, levied by City of Sedro Woolley.

14. City, county or local improvement district assessments, if any.