

When recorded return to:

Michael Cardinal and Kaytie Bateman  
16805 426th Ave SE  
North Bend, WA 98045

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20240747

May 29 2024

Amount Paid \$4005.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 24-20522

## STG-49179 STATUTORY WARRANTY DEED

THE GRANTOR(S), **Darrin S. Allison, an unmarried individual** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Michael Cardinal, an unmarried person and Kaytie Bateman, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

**AGRICULTURAL AND FORESTRY PROTECTION DISCLOSURE.** Island County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including, but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during a 24 hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments and pesticides. If conducted in compliance with local, state and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Island County Code and shall not be subject to legal action as a public nuisance.

Abbreviated Legal: (Required if full legal not inserted above.)

Section 31, Township 36 North, Range 11 East - S 1/2 SE (aka Lot 1 SP 94-057)

Tax Parcel Number(s): 361131-0-004-1300 and 361131-0-004-1301 and P107827 and P133721

Dated: 5/21/24Darrin S. Allison  
Darrin S. AllisonState of Washington  
County of ~~Iland~~ Skagit  
caThis record was acknowledged before me on 21 day of May 2024 by  
Darrin S. Allison.

(Stamp)

NOTARY PUBLIC  
STATE OF WASHINGTON  
CLARENCE W. ARMSTRONG  
License Number 131704  
My Commission Expires 10-09-2027

Clarence W. Armstrong  
Printed name: Clarence W. Armstrong  
Notary Public  
My commission expires: 10/09/2024

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 1, Skagit County Short Plat No 94-057 as approved May 24, 1995, and recorded June 1, 1995, in Volume 11 of Short Plats, page 214 under Auditor's File No. 9506010044, records of Skagit County, Washington; being a portion of the South 1/2 of the SE 1/4 of Section 31, Township 36 North, Range 11 East, W.M.;

Situated in Skagit County, Washington.