

**When recorded return to:**  
Tye Salhus  
37916 Schulze Road  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240833  
Jun 03 2024  
Amount Paid \$6965.00  
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

**CHICAGO TITLE**  
620056222

Escrow No.: 620056222

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Candler J. Mathis, Jr. and Stephanie A. Mathis, who acquired title as Stephanie Hull, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Tye Salhus, an unmarried person and Sharon M. Salhus and Dennis Salhus, a married couple

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.)

LT 3, SCSP NO. 93-009, REC 9306040027 PTN NE SE 17-35-7

Tax Parcel Number(s): P108606 / 350717-4-001-0200

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 05/30/2024

Candler J. Mathis, Jr.  
Candler J. Mathis, Jr.

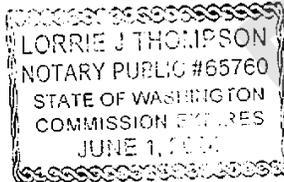
Stephanie A. Mathis  
Stephanie A. Mathis

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on MAY 30, 2024 by Candler J. Mathis, Jr. and Stephanie A. Mathis.

Lorrie J. Thompson  
(Signature of notary public)  
Notary Public in and for the State of WASHINGTON  
My appointment expires: 6-1-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P108606 / 350717-4-001-0200**

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LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. 93-009, AS APPROVED JUNE 2, 1993, AND RECORDED JUNE 4, 1993, IN VOLUME 10 OF SHORT PLATS, PAGE 205, UNDER AUDITOR'S FILE NO. 9306040027, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	November 4, 1964
Recording No.:	658002
Affects:	as described in said instrument
  
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 Short Plat No. 93-009:  
  
Recording No: 9306040027
  
3. Agreement, and the terms and conditions thereof:  

Executed by:	Skagit County Water District No. 1, a municipal corporation and Mr. and Mrs. Julius Schulze
Recording Date:	October 13, 1993
Recording No.:	9310130084
Providing:	Latecomers agreement for prorated refunds of water distribution system extension costs
  
4. 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

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

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."

5. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2024
Tax Account No.:	P108606 / 350717-4-001-0200
Levy Code:	3360
Assessed Value-Land:	\$176,100.00
Assessed Value-Improvements:	\$168,800.00

General and Special Taxes:	
Billed:	\$3,230.27
Paid:	\$1,615.19
Unpaid:	\$1,615.08

6. City, county or local improvement district assessments, if any.
7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.