

**When recorded return to:**

Melanie Elizabeth Lane and Ryan Nicholas  
Marsolan  
3628 E Broadway St  
Mount Vernon, WA 98274

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 20241062

Jun 21 2024

Amount Paid \$12392.20  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245464040

Chicago Title  
620056608

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Madeleine Neuman and Karen Neuman, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration

in hand paid, conveys and warrants to Melanie Lane and Ryan Marsolan, 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.)

PTN LT 9, "PLAT OF CANDLE RIDGE"

Tax Parcel Number(s): P104245, P121693, 4610-000-009-0008, 340421-0-044-0500

Subject to:

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed  
Grantor: W.M. Lindsey and Emma S. Lindsey, his wife  
Recording Date: April 2, 1902  
Recording No.: Volume 44 of Deeds, Page 499  
The Company makes no representations about the present ownership of these reserved and excepted interests.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

**STATUTORY WARRANTY DEED**

(continued)

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: September 17, 1992  
Recording No.: 9209170088  
Affects: Portion of said premises

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 the Plat of Candle Ridge:  
Recording No: 9310190064

Agreement including the terms and conditions thereof;  
Executed by: T.H.S., Inc., and City of Mount Vernon  
Recording Date: October 19, 1993  
Recording No.: 9310190066  
Providing: Power of Attorney and formation of local improvement district

Covenants, conditions, restrictions, assessments 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: August 31, 1994  
Recording No.: 9408310034  
Said instrument is a re-record of instrument recorded under Recording No. 9310220090  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: August 31, 1994  
Recording No.: 9408310035

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

**STATUTORY WARRANTY DEED**

(continued)

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: 200304010105

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,  
encroachment  
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 Boundary Line Adjustment:  
Recording No: 200406040158

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

Dated:

JUNE 20, 2024Madeleine Neuman

Madeleine Neuman

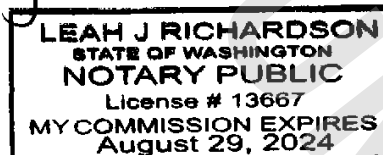
Karen Neuman

Karen Neuman

State of WashingtonCounty of King

This record was acknowledged before me on 06/20/2024 by Madeleine Neuman and Karen  
Neuman.

(Signature of notary public)

Notary Public in and for the State of WashingtonMy commission expires: 8-29-2024

**EXHIBIT "A"**

## Legal Description

LOT 9, "PLAT OF CANDLE RIDGE", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 110 AND 111, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 9 OF THE PLAT OF CANDLE RIDGE APPROVED ON OCTOBER 14, 1993 AND RECORDED ON OCTOBER 19, 1993 UNDER AUDITOR'S FILE NO. 9310190064, RECORDS OF SKAGIT COUNTY, WA; THENCE SOUTH 1°00'24" EAST ALONG THE SOUTHERLY PROJECTION OF THE WEST LINE OF LOT 9 OF SAID PLAT OF CANDLE RIDGE, A DISTANCE OF 165.00 FEET TO THE NORTH LINE OF THE PLAT OF FOREST ESTATES APPROVED ON JUNE 3, 1963, AND RECORDED ON AUGUST 5, 1963 IN VOLUME 8 OF PLATS, AT PAGE(S) 53 AND 54, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 88°59'36" EAST ALONG THE NORTH LINE OF SAID FOREST ESTATES A DISTANCE OF 95.00 FEET TO A POINT ON THE SOUTHERLY PROJECTION OF THE EAST LINE OF LOT 9 OF SAID CANDLE RIDGE; THENCE NORTH 1°00'24" WEST A DISTANCE OF 165.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 88°59'36" WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.