



202406250033

06/25/2024 02:39 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

When recorded return to:
Stephanie Vervaart
17687 Colony Creek Lane
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20241093
JUN 25 2024

Amount Paid \$10,149.00
Skagit Co. Treasurer
By *KQ* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056598

CHICAGO TITLE
620056598

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maryanne E. Van Allen, unmarried

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Stephanie Vervaart, a single woman and Brandon Winters, a single man as joint tenants with rights of survivorship

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 S 1/2 NE 1/4 SEC 25-36-3E, W.M.

Tax Parcel Number(s): P48238 / 360325-1-004-0208, P48237 / 360325-1-004-0109

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 6-21-24

Maryanne E. Van Allen
Maryanne E. Van Allen

State of MT

County of Beaumont

This record was acknowledged before me on 6/21/24 by Maryanne E. Van Allen.

[Signature]
(Signature of notary public)
Notary Public in and for the State of MT
My appointment expires: 12/7/24

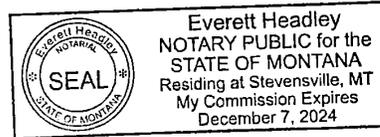


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48238 / 360325-1-004-0208 and P48237 / 360325-1-004-0109

That portion of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 36 North, Range 3 East, W.M., described as follows:

Beginning on the West boundary of the County road known as the Colony Road and the intersection with the existing fence line (projected West), which runs East from said road, said fence line supposedly being the South line of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 25;

thence North $89^{\circ}36'33''$ West along said fence line extended Westerly 550 feet;

thence North $0^{\circ}23'27''$ East 608.11 feet, said point being the Northwest corner of that certain tract of land conveyed to Lester A. Shattuck and Betty O. Shattuck by instrument recorded under Auditor's File No. 717975, records of Skagit County, Washington, said point also being the true point of beginning;

thence South $0^{\circ}23'27''$ West along the West line of said Shattuck Tract, a distance of 608.11 feet, more or less, to the South line of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 25;

thence Westerly, along the South line of said South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 25, a distance of 1,030 feet, more or less, to the center of Section 25;

thence Northerly along the West line of the Northeast $\frac{1}{4}$ of Section 25, a distance of 608.11 feet, more or less, to a point which bears North $89^{\circ}36'33''$ West from the point of beginning;

thence South $89^{\circ}36'33''$ East, a distance of 1,030 feet, more or less, to the point of beginning.

EXCEPT that portion thereof, if any, lying within the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 25.

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:

Purpose: Road
Recording Date: February 7, 1951
Recording No.: 456622

2. Reservations and recitals contained in the Deed as set forth below:

Dated: January 17, 1989
Recording Date: January 19, 1989
Recording No.: 8901190060

Said document provides for, among other things, the following:

Grantor specifically does not warrant access to the above described property, but conveys all of his right, title and interest in and to that certain road set forth in that certain document recorded under Auditor's File No. 456622, records of Skagit County, Washington.

3. Reservations and recitals contained in the Deed as set forth below:

Dated: July 18, 1990
Recording Date: July 19, 1990
Recording No.: 9007190021

Said document provides for, among other things, the following:

Grantor specifically does not warrant access to the above described property, but conveys all of his right, title and interest in and to that certain road set forth in that certain document recorded under Auditor's File No. 456622, records of Skagit County, Washington.

4. Mound Fill System Installation Conditional Agreement and the terms and conditions thereof:

Recording Date: May 31, 1990
Recording No.: 9005310005

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

In favor of: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Recording Date: September 6, 1990
Recording No.: 9009060029

EXHIBIT "B"

Exceptions
(continued)

6. Road Maintenance Agreement and the terms and conditions thereof:

Recording Date: October 18, 1999
Recording No.: 199910180003

7. 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."

8. 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 Number:	P48238 / 360325-1-004-0208
Levy Code:	1210
Assessed Value-Land:	\$245,000.00
Assessed Value-Improvements:	\$244,800.00

General and Special Taxes:	Billed:\$4,241.33
	Paid: \$2,120.72
	Unpaid:\$2,120.61

Affects: Portion of said premises

9. 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
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EXHIBIT "B"

Exceptions
(continued)

Tax Account No.: P48237 / 360325-1-004-0109
Levy Code: 1115
Assessed Value-Land: \$200.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$28.00
Paid: \$28.00
Unpaid: \$0.00

Affects: Remainder of said premises

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