

POOR ORIGINAL

When recorded return to:

Vicki Hamming  
16, 2010  
428 Alissa Ln  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241154  
Jun 28 2024  
Amount Paid \$11075.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 24-20832-KH

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Petagaye H. Blair and Yaphet J. Blair, wife and husband, 1450 Santa Diana Road, Unit 4, Chula Vista, CA 91913,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Vicki J. Hamming and Ronda J. Paulsen, Co-Trustees of The Vicki Ingolfsland Revocable Trust dated February 16, 2010

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF. PG. 3

Abbreviated legal description: Property 1:  
Lot 3, PLAT OF GARDEN MEADOWS

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P135611

Dated: 24 Jun 24

Petagaye H. Blair

Petagaye H. Blair

Yaphet J. Blair

Yaphet J. Blair

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-20832-KH.

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 24<sup>th</sup> day of June, 2024 by Petagaye H. Blair and Yaphet J. Blair.

Eleanor Romero  
Signature

Notary  
Title

My commission expires: 6/23/2025



UNOFFICIAL DOCUMENT

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 109 North Trail Road, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P135611

**Property Description:**

Lot 3, PLAT OF GARDEN MEADOWS, according to the Plat thereof Recorded under Recording No. 202106180051, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT B**  
24-20832-KH

9. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded February 17, 2021, as Auditor's File No. 202102170161.
10. Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of electronic transmission and/or distribution line, and communications cables and facilities,, in favor of Public Utility District No. 1 of Skagit County, recorded April 28, 2021 as Auditor's File No. 202104280573.
11. Agreement, affecting subject property, regarding Model Home and the terms and provisions thereof, recorded April 29, 2021 as Auditor's File No. 202104290134.
12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Garden Meadows recorded June 18, 2021 as Auditor's File No. 202106180051.
13. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin, recorded June 18, 2021 as Auditor's File No. 202106180052.  

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.
14. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on March 9, 2022 as Auditor's File No. 202203090081 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.