

**When recorded return to:**  
Carson Phillips and Emily Phillips  
527 North Barker Street  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241341

Jul 15 2024

Amount Paid \$10541.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

Chicago Title  
620056657

Escrow No.: 620056657

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy Chomiak, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Carson Phillips and Emily Phillips, 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 GOVT LT 10, SEC 19-34-4E, W.M.

Tax Parcel Number(s): P26412 / 340419-0-086-0002

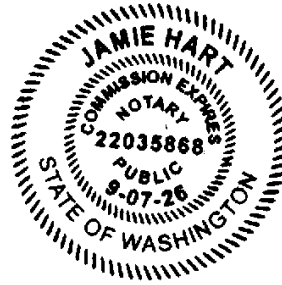
Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)


Dated: July 9<sup>th</sup> 2024

  
\_\_\_\_\_  
Timothy Chomiak



State of Washington  
County of Skagit

This record was acknowledged before me on July 9<sup>th</sup> 2024 by Timothy Chomiak.

  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 9-07-26

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P26412 / 340419-0-086-0002**

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THAT PORTION OF GOVERNMENT LOT 10 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SUBDIVISION 885.7 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;  
THENCE NORTH 86° EAST 270 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 80 FEET;  
THENCE SOUTH 86° WEST 165 FEET;  
THENCE NORTH 80 FEET;  
THENCE NORTH 86° EAST 165 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER THE FOLLOWING DESCRIBED STRIP:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 10 WHICH IS 885.7 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;  
THENCE NORTH 86° EAST TO THE COUNTY ROAD;  
THENCE NORTHERLY ALONG THE WEST LINE OF THE COUNTY ROAD, 20 FEET;  
THENCE WESTERLY 20 FEET NORTH OF THE FIRST DESCRIBED COURSE TO THE WEST LINE OF LOT 10;  
THENCE SOUTH 20 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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."

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by Mt Vernon.
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.:	P26412 / 340419-0-086-0002
Levy Code:	0930
Assessed Value-Land:	\$214,900.00
Assessed Value-Improvements:	\$131,200.00

General and Special Taxes:	
Billed:	\$3,855.80
Paid:	\$1,927.94
Unpaid:	\$1,927.86

**EXHIBIT "B"**

Exceptions  
(continued)

6. 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.