

When recorded return to:

Craig Steven Hansen
707 Medaris Street
Clinton, TN 37716

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241493

Jul 24 2024

Amount Paid \$4197.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-21299-TB

THE GRANTOR(S) Neil P. Hansen and Freida D. Hansen, husband and wife, 17583 St Rt 9, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Craig Steven Hansen, a single person

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

That portion of the following described property lying West of Morford Road:

The South Half of the North Half of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT that certain 30 foot wide Skagit County road right-of-way known as the Hill Access Road No. 35,187 as described in judgment entered December 20, 1972, in Skagit County Superior Court Cause No. 32623.

Abbreviated legal description: Property 1:
Section 32, Township 35 North, Range 5 East - SE SW

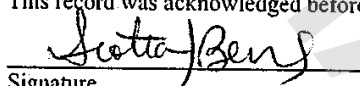
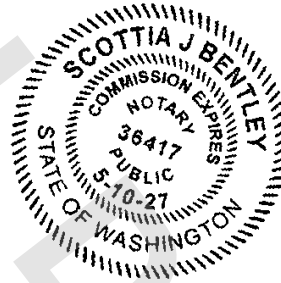
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P40517/350532-3-007-0003

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21299-TB

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Dated: 7/23/24
Neil P. Hansen
Freida D. HansenSTATE OF WASHINGTON
COUNTY OF SKAGITThis record was acknowledged before me on 23rd day of July, 2024 by Neil P. Hansen and Freida D. Hansen.
SignatureNotary
TitleMy commission expires: 05/10/27Statutory Warranty Deed
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EXHIBIT A

24-21299-TB

9. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 22, 1910

Auditor's No(s): 80393, records of Skagit County, Washington

In favor of: Skagit Improvement Co.

For: Pipe line

10. Terms, conditions, and restrictions of that instrument entitled Title Notification Property

Adjacent to Designated Natural Resource Lands;

Recorded: March 5, 1997

Auditor's No(s): 9703050022, records of Skagit County, Washington

11. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 2, 1997

Auditor's No(s): 9710020040, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line, together with necessary appurtenances

12. 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 31, 2006 as Auditor's File No. 200603310192 .

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.

13. Lot certification, including the terms and conditions thereof, recorded on September 27, 2010 as Auditor's File No. 201009270180. Reference to the record being made for full particulars. The company makes no determination as to its affects.

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

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