

When recorded return to:

Daniel Wilson and Julie Ann Elwick Wilson
901 Metcalf Street #157
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241575

Jul 31 2024

Amount Paid \$7659.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-21302-TB

THE GRANTOR(S) John P. Scott and Nancy A. Scott, who acquired title as Nancie A. Elwick, a married couple,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Daniel Wilson and Julie Ann Elwick Wilson, husband and wife, reserving a Life Estate for John P. Scott and Nancy A. Scott, who acquired title as Nancie A. Elwick, a married couple

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

Tract 2, Short Plat No. 55-89, approved January 8, 1990, recorded January 10, 1990 as Auditor's File No. 9001100119, filed in Volume 9 of Short Plats, pages 205 and 206, records of Skagit County, Washington in the Southwest Quarter of the Northwest Quarter of Section 29, Township 35 North, Range 6 East, W.M.,

TOGETHER WITH that portion of Tract 1, Short Plat No. 55-89, described as follows:

Beginning at the Southwest corner of said Tract 1, thence North 82 degrees 41'49" East along the South line thereof, a distance of 1009.00 feet to an angle point in said South line;
Thence North 38 degrees 00'57" West, a distance of 47 feet, more or less, to the centerline of Morgan Creek;
Thence Northwesterly, Westerly and Southwesterly along the centerline of Morgan Creek to a point on the West line of said Lot 1 which lies North 00 degrees 29'58" West, a distance of 110 feet, more or less, from the point of beginning;
Thence South 00 degrees 29'58" along said West line, a distance of 110 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington. P108592 & P121480

Abbreviated legal description: Property 1:
Section 29, Township 35 North, Range 6 East - SW NW (aka Tr 2 & Ptn. Tr 1, SP. 55-89)

Statutory Warranty Deed
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MANUFACTURED HOME ONLY 1995 MARLETTE 42X28 VIN NO. H011588AB LOCATED ON P108592.

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): P108592/350629-2-010-0100 & P121480/350629-2-010-0200

Dated: 7/29/24

John P. Scott
John P. Scott

Nancy A. Scott
Nancy A. Scott

Daniel Wilson
Daniel Wilson

Julie Ann Elwick Wilson
Julie Ann Elwick Wilson

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 29 day of July, 2024 by John P Scott and Nancy A Scott.

Kyle Beam
Signature

Notary
Title

My commission expires: 9-11-27

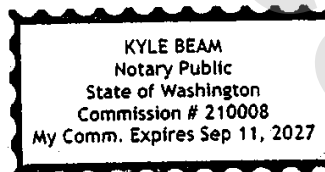
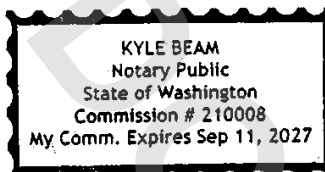
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 29 day of July, 2024 by *Daniel Wilson and Julie Ann Elwick Wilson
~~John P Scott and Nancy A Scott.~~

Kyle Beam
Signature

Notary
Title

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EXHIBIT A

24-21302-TB

Reservations contained in Deed from Clark-Lloyd Lumber Co., a Corporation, recorded February 19, 1915, under Auditor's File No. 106522, records of said County.

Reservation contained in Deed from Clark-Lloyd Lumber Co., a Corporation, recorded June 8, 1937, under Auditor's File No. 290874, records of said County, substantially as follows: "Excepting and reserving mineral and oils."

Reservation contained in deed:

Recording Date: ~ September 5, 1961

Recording No.: 611848

Regarding: Excepting herefrom all mineral and oil rights in and to said premises

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

Granted to: The present and future owners

Purpose: Ingress, egress and installation

Recording Date: September 21, 1972

Recording No.: 774326

Affects: Portion of said premises

Skagit County Hearing Examiner Findings of Fact Entry of Order No. Variance 89 015.0RD including the terms, covenants and provisions thereof

Recording Date: July 3, 1989

Recording No.: 8907030002

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 SHORT PLAT NO. 55-89 recorded on January 10, 1990 as Auditor's File No. 9001100119.

Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Morgan Creek.

Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

Letter including the terms, covenants and provisions thereof

Recording Date: July 19, 1999

Recording No.: 9907190063

Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on December 5, 2001 under Auditor's File No. 200112050005.

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Lot certification, including the terms and conditions thereof, recorded on December 7, 2001 as Auditor's File No. 200112070073. Reference to the record being made for full particulars. The company makes no determination as to its affects.

Regulatory notice/agreement regarding Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands that may include covenants, conditions and restrictions affecting the subject property, recorded on March 26, 2004 as Auditor's File No. 200403260068 .

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.

SAID LANDS HAVE BEEN RECLASSIFIED FOR TAX PURPOSES, NOTICE OF WHICH IS GIVEN BY INSTRUMENT AS HEREIN SET FORTH. THEY WILL BE SUBJECT TO FURTHER TAXATION AND INTEREST THEREUPON AS PROVIDED BY CHAPTER 84.33 AND 84.34 R.C.W. UPON WITHDRAWAL FROM SUCH CLASSIFICATION OR CHANGE IN USE.

Reclassified As: Farm and Agricultural

Recorded: NOVEMBER 27, 1972

Auditor's No.: 777270

EXCEPTING AND RESERVING unto John P Scott and Nancy A Scott for themselves a life estate interest in the above-described real estate .

End of Exhibit A