

202408150046

08/15/2024 11:28 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Jeffrey Brettell and Tina Marie Draper
3911 East College Way
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241765

Aug 15 2024

Amount Paid \$1605.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-21486-KH

THE GRANTOR(S) Karla Renee Casebolt, Trustee of Karla Renee Casebolt Trust Share, under the Troutt Living Trust dated December 16, 1999, 2487 19th Street, Springfield, OR 97477,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jeffrey Brettell and Tina Marie Draper, husband and wife

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

Lot 3, Skagit County Short Plat No. 96-076 as approved October 8, 1996, and recorded October 28, 1996, in Volume 12 of Short Plats, Page 157, under Auditor's File No. 9610280001, Records of Skagit County, Washington; being a portion of the North 1/2 of the Northeast 1/4 of Section 28, Township 35 North, Range 9 East, W.M.

Abbreviated legal description: Property 1:
Section 28, Township 35 North, Range 9 East - Ptn. NE (aka Lot 3, SP 96-076)

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): P109782/350928-1-002-0400

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21486-KH

Page 1 of 4

Dated: 8/13/2024

Karla Renee Casebolt Trust Share, under the Troutt Living Trust dated December 16, 1999

By: Karla Renee Casebolt
Karla Renee Casebolt, Trustee

STATE OF ~~WASHINGTON~~ Oregon
COUNTY OF ~~SKAGIT~~ Lane

This record was acknowledged before me on 13th day of August, 2024 by Karla Renee Casebolt, Trustee of Karla Renee Casebolt Trust Share, under the Troutt Living Trust dated December 16, 1999.

Miyoko King
Signature

Notary Public - State of Oregon
Title

My commission expires: 10 / 20 / 2025

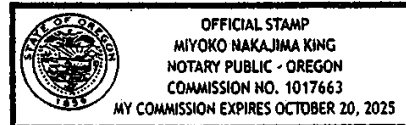


EXHIBIT A

24-21486-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
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 on December 31, 1980, as Auditor's File No. 8012310013.
10. 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 short plat named Short Plat No.: 96-076 recorded October 28, 1996 as Auditor's File No. 9610280001.
11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Barbara Elane Troutt, Trustee of the Troutt Living Trust, dated December 16, 1999, recorded on December 29, 2000 as Auditor's File No. 200012290121.

Please be advised that any provision contained in this document, or in a document that is attached, linked,

Statutory Warranty Deed
LPB 10-05

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.

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21486-KH

Page 4 of 4