

When recorded return to:
Frank Harkness and Christine Harkness
P.O Box 85
Acme, WA 98220

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241829
Aug 20 2024
Amount Paid \$7125.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620056760

Escrow No.: 620056760

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rakan Alduaij, 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 Frank Harkness and Christine Harkness, 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 NE 1/4 SW1/4 AND NW 1/4 SW 1/4, 12-34-1E, W.M.

Tax Parcel Number(s): P19302 / 340112-3-001-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 16 2024

Rakan Alduaij
Rakan Alduaij

State of Washington
County of Skaqit

This record was acknowledged before me on August 16 2024 by Rakan Alduaij.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

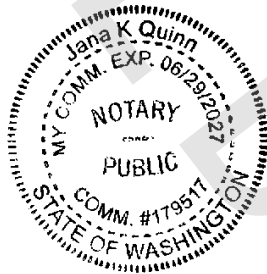


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P19302 / 340112-3-001-0008

ALL THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING WESTERLY OF A LINE RUNNING PARALLEL WITH AND 566 FEET WESTERLY FROM THE EAST LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND LYING NORTH OF THE LAKE CAMPBELL COUNTY ROAD;

EXCEPT THAT PORTION CONVEYED UNDER AUDITOR'S FILE NO. 200612290146; ALL IN SECTION 12, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200307310093

2. Protected Critical Area Sire and the terms and conditions thereof:

Recording Date: February 12, 2013

Recording No.: 201302120097

3. The Land has been classified as Open Space and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: July 13, 2005

Recording No.: 200507130003

Sale or transfer of all or a portion of the property in Snohomish County requires execution of two forms by the new owner and submission of the forms to the Assessor's Office at least two (2) weeks prior to transfer. More time may be required at year end and month end.

The two forms include:

1. Notice of Continuation Form
2. Request for Information Form

In addition, the assessor's office requires that the new owner complete Box 6 of the Real Estate Excise Tax Affidavit, including signing at line 3. If you have questions or need the forms, please telephone the exemption department in the assessor's office at (425)388-3540.

4. City, county or local improvement district assessments, if any.

