

When recorded return to:

**Mr. Robert Steven Trainor and Mrs. Stephanie Canepa
21625 Little Mountain Road
Mount Vernon, WA 98274**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241939

Aug 28 2024

Amount Paid \$14467.50

Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for Record at Request of
Mauseth Legal, PLLC
Escrow Number: 002261-LR

Chicago Title
620056609

Statutory Warranty Deed

THE GRANTORS Devin L. Fox and Rebecca M. Fox, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert Steven Trainor and Stephanie Canepa, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

PTN E 1/2 W 1/2 W 1/2 NE 1/4 SEC 34-34-4E, W.M.

Tax Parcel Number(s): P29693 / 340434-1-006-0107, P29692 / 340434-1-006-0008

THAT PORTION OF THE EAST ½ OF THE WEST ½ OF THE WEST ½ OF THE NORTHEAST ¼, LYING NORTH OF THE COUNTY ROAD, IN SECTION 34, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated 8/16/2024

[Signature]
Devin L. Fox

[Signature]
Rebecca M. Fox

STATE OF Washington
COUNTY OF Spokane } SS:

I certify that I know or have satisfactory evidence that Devin L. Fox and Rebecca M. Fox

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-16-2024

[Signature]
Notary Public in and for the State of WASHINGTON
Residing at Richland, WA
My appointment expires: 5-15-25

MARJORIE M STANFORD
Notary Public
State of Washington
Commission # 194535
My Comm. Expires May 15, 2025

LPB

EXHIBIT "A"

**RIGHTS, RESERVATIONS, RESTRICTIONS, AGREEMENT, CONVENANTS
AND/OR EASEMENTS**

Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Dempsey Lumber Company, a Michigan Corporation

Recording Date: March 28, 1917

Recording No.: 118266

The Company makes no representations about the present ownership of these reserved and excepted interests.

Easement for private road as disclosed by Skagit County Assessor's map.

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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