

202409090073

09/09/2024 02:00 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Jeffrey R. Hightower and Sarah J. Hightower
8603 NE 193rd Street
Bothell, WA 98011

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242088
Sep 09 2024
Amount Paid \$19610.10
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Chicago Title
620056189

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bryan Hanson, also appearing of record as Bryan L. Hanson, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Jeffrey R. Hightower and Sarah J. Hightower, a married couple

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

THE NORTH 37 FEET OF LOT 2, BLOCK 4, JOHANSON'S FIRST ADDITION TO THE TOWN OF LA CONNER, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P74251, 4126-004-002-0100.

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 5, 2024

Bryan
Bryan Hanson
Rachel
Rachel Hanson (spouse of Bryan Hanson)

State of Washington

County of *Skagit*

This record was acknowledged before me on *09/06/2024* by Bryan Hanson and Rachel Hanson.

C Cheryl A Goodwin
(Signature of notary public)
Notary Public in and for the State of *Washington*
My commission expires: *2-23-2028*

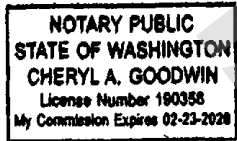


EXHIBIT "A"
Exceptions

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 the Plat of Johanson's First Addition to the Town of Laconner:
Recording No: 59964

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: 9205280023

Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: May 9, 2001
Recording No.: 200105090055

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Port of Skagit County, A Washington municipal corporation
Purpose: To place and maintain a concrete bulkhead structure
Recording Date: June 26, 2008
Recording No.: 200806260069
Affects: Portion of said premises

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: 202303210030

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

EXHIBIT "A"**Exceptions
(continued)**

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.

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Aquatic Lands Lease No. 22-002416

Lessor: State of Washington, Department of Natural Resources

Lessee: Joe E. and Delores Sanford, a marital community

Recording Date: January 8, 2008

Recording No.: 200801080106

Notice of and Consent to Assignment of Lease No. 22-002416 and the terms and conditions thereof:

Assignor: Delores Sanford

Assignee: Ron Rennebohm

Recording Date: January 8, 2008

Recording No.: 200801080106

Notice of and Consent to Assignment of Lease No. 22-002416 and the terms and conditions thereof:

Assignor: Ron Rennebohm, a single individual

Assignee: Bryan Hanson, a single individual

Recording Date: April 17, 2023

Recording No.: 202304170036

EXHIBIT "A"
Exceptions
(continued)

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: July 24, 2024
Recording No.: 202407240024

Aquatic Lands Lease, and the terms and conditions thereof:
Recording Date: September 4, 2024
Recording No.: 202409040018