

When recorded return to:
Corey D. Williams and Angela D. Williams
13357 Josh Wilson Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242311

Sep 27 2024

Amount Paid \$8005.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620057207

Escrow No.: 620057207

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donna I Marquardt as Personal Representative of the Estate of George L. Montgomery, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Corey D. Williams and Angela D. Williams, a married couple and Frederick Thomas Williams, III and Irene Marie Williams, 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.)

LT 1, SHORT PLAT NO. 31-88, REC NO. 8808260030, BEING PTN SW 1/4 SEC 29-35-3E, W.M.

Tax Parcel Number(s): P34969 /350329-3-008-0306

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 9/20/2024

Estate of George L. Montgomery, deceased

BY: Donna I Marquardt
Donna I Marquardt
Personal RepresentativeState of CaliforniaCounty of Contra CostaThis record was acknowledged before me on 9/20/2024 by Donna I Marquardt
as Personal Representative of Estate of George L. Montgomery, deceased.

(Signature of notary public)

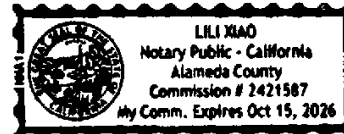
Notary Public in and for the State of CaliforniaMy appointment expires: 01/15/2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P34969 /350329-3-008-0306

LOT 1, SHORT PLAT NO. 31-88, APPROVED AUGUST 24, 1988, RECORDED AUGUST 26, 1988 IN BOOK 8 OF SHORT PLATS, PAGE 60, UNDER AUDITOR'S FILE NO. 8808260030 AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

TOGETHER WITH THAT PORTION OF VACATED JOSH WILSON ROAD ADJOINING SAID PREMISES, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

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 Skagit County Short Plat No. 31-88:

Recording No: 8808260030

2. Agreement and the terms and conditions thereof:

Executed by: Public Utility District No. 1 of Skagit County and James D. Gaspard and Patricia Gaspard, husband and wife
 Recording Date: July 31, 1989
 Recording No.: 8907310033
 Providing: Installation of water lines
 Affects: Said premises and other property

3. Agreement and the terms and conditions thereof:

Executed by: James Gaspard and Skagit County
 Recording Date: January 6, 1989
 Recording No.: 8901060007
 Providing: On-site mound fill sewage disposal system

The exact location and extent of said mound fill sewage system is not disclosed of record.

4. Notice of Airport Noise and Overflight Effects

Recording Date: March 5, 2009
 Recording No.: 200903050091

5. Skagit County Conditional Agreement Alternative Sewage System Installations and the terms and conditions thereof:

Recording Date: July 19, 1993
 Recording No.: 9307190069

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
 Purpose: To construct, operate, maintain, repair, replace, improve, remove or upgrade one or braces, guys and anchors; together with any and all necessary or covenant appurtenances thereto

EXHIBIT "B"**Exceptions
(continued)**

Recording Date: January 19, 2016
Recording No.: 201601190157
Affects: A portion of said premises

7. Public or private easements, if any, over vacated portion of said premises.
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. 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."

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