

When recorded return to:

Jane E Woodard
6000 17th Ave SW #15
Seattle, WA 98106

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242654

Oct 22 2024

Amount Paid \$10185.00
Skagit County Treasurer
By Lena Thompson Deputy

Chicago Title
620057342

STATUTORY WARRANTY DEED

THE GRANTOR(S) Martin W Scoones, 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 Jane E Woodard, an unmarried person

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.)

PARCEL A: LT 1, LAKE TERRACE II

PARCEL B: PTN LAKE TERRACE II, BEING PTN LT A, REVISED SKAGIT COUNTY SPL NO.
73-77

Tax Parcel Number(s): P82101 / 4428-000-001-0005, P29771 / 340435-1-010-0506, , ,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 13, 2024

Martin W. Scoones
Martin W Scoones

State of Washington

County of IslandThis record was acknowledged before me on 10/13/2024 by Martin W Scoones.

Korrine Ellen Simon
(Signature of notary public)

Notary Public in and for the State of WashingtonMy commission expires: 6/26/2026

KORRINE ELLEN SIMON
Notary Public
State of Washington
Commission Number 201734
My Commission Expires
06/26/2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P82101 / 4428-000-001-0005, P29771 / 340435-1-010-0506, and

PARCEL A:

LOT 1, "LAKE TERRACE II", AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

THAT PORTION OF THE LOT LABELED "EXCEPTION" TO THE PLAT OF "LAKE TERRACE II", AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID PLAT;
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 255.78 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 130.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 88°47'24" EAST ALONG THE NORTHERLY MOST LINE OF SAID LOT LABELED AS "EXCEPTION", A DISTANCE OF 135.59 FEET TO THE NORTHEAST CORNER THEREOF;
THENCE SOUTH 1°47'30" WEST ALONG THE EAST LINE OF SAID LOT LABELED "EXCEPTION", A DISTANCE OF 140.43 FEET;
THENCE NORTH 88°37'59" WEST ALONG THE EASTERLY LINE OF THE CUL-DE-SAC NAMED TERRACE PLACE AS SHOWN ON THE FACE OF SAID PLAT;
THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID TERRACE PLACE TO THE POINT OF BEGINNING.

ALL OF THE ABOVE DESCRIBED PREMISES ALSO BEING A PORTION OF LOT A OF REVISED SKAGIT COUNTY SHORT PLAT NO. 73-77, AS APPROVED JANUARY 26, 1977 AND RECORDED JANUARY 26, 1977, IN VOLUME 3 OF SHORT PLATS, PAGE 66, UNDER AUDITOR'S FILE NO. 895547, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 35, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**SPECIAL EXCEPTIONS:**

Reservations and recitals contained in the Deed as set forth below:

Grantor: A.E. Lockwood and Minnie Lockwood, husband and wife
Dated: August 24, 1922
Recording Date: November 15, 1922
Recording No.: 160241

Said document provides for, among other things, the following:

Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 117238

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

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: March 7, 1979
Recording No.: 7903070042

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 Revised Short Plat No. 73-77:

Recording No: 895547

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 Lake Terrace II:

Recording No: 8009020001

EXHIBIT "B"**SPECIAL EXCEPTIONS:**

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: August 31, 1978

Recording No.: 886627

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: April 14, 1986

Recording No.: 8604140062

Affects: Parcel B

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.