

202410230028
10/23/2024 10:20 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

202410110144
10/11/2024 03:39 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:
James Wyatt Lindlau
34438 Hamilton Cemetery Road
Sedro Woolley, WA 98284

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20242663
Date 10/23/2024

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20242942
OCT 11 2024

Amount Paid \$ 6,125.00
Skagit Co. Treasurer
By KS Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056962

**Re-record to add
legal description**

Chicago Title
620056962

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tishina L MacBriar, Personal Representative of The Estate of Deloras M Sutton
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys and warrants to James Wyatt Lindlau, 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.)

PTN SE 1/4 11-35-6E, W.M.

Tax Parcel Number(s): P41066 / 350611-4-006-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10/8/2024

The Estate of Deloras M Sutton
BY: Tishina L MacBriar P.R.
Tishina L MacBriar
Personal Representative



State of Washington
County of Skagit

This record was acknowledged before me on October 8th 2024 by Tishina L MacBriar as Personal Representative of The Estate of Deloras M Sutton.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 9-07-26

EXHIBIT "A"
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: 200104130005

Recording No: 201407180044

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. 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."

4. City, county or local improvement district assessments, if any.
5. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41066 / 350611-4-006-0006

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 6 E,
W
.M DESCRIBED AS FOLLOWS;

THE EAST 150 FEET OF THE WEST 465 FEET OF THE NORTH 150 FEET OF THAT PORTION OF
THE SW 1/4 OF THE SE 1/4 LYING SOUTHERLY OF THE COUNTY ROAD WHICH RUNS ALONG
THE NORTH LINE OF THE SUBDIVISION. ALSO TOGETHER WITH THE EAST 75 FEET OF THE
WEST 540 FEET OF THE NORTH 150 FEET OF THE SW 1/4 OF THE SE 1/4 LYING SOUTHERLY
OF THE COUNTY ROAD WHICH RUNS ALONG THE NORTH LINE OF SAID SUBDIVISION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.