

POOR ORIGINAL

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10/31/2024 02:49 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

Recording Requested &

Prepared by:

Kyler, Kohler, Ostermiller &
Sorensen, LLP
Whitney Ockerman, Paralegal

When Recorded Mail to:

Kyler, Kohler, Ostermiller &
Sorensen, LLP
15 South 1st East, Ste. 200
Rexburg, ID 83440

Mail Tax Notices to:

Cedar Park Living SFH LLC
4152 Meridian St, Ste 396
Bellingham, WA 98226

Real Estate Excise Tax
Exempt

Skagit County Treasurer

By Kaylee Oudman

Affidavit No. 20242781

Date 10/31/2024

WARRANTY DEED

Cedar Park Living LLC, a Washington limited liability company, Grantor, hereby CONVEYS AND WARRANTS to, Cedar Park Living SFH LLC, a Washington limited liability company, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the certain tract of land located in Skagit County, State of Washington, and more particularly described as follows:

LOT 1, SKAGIT COUNTY SHORT PLAT NO. 99-0037, APPROVED JUNE 1, 2000 AND RECORDED JUNE 2, 2000 UNDER AUDITOR'S FILE NO. 200006020068, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTIN OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

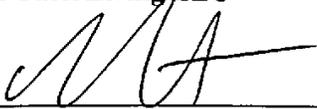
Property Address: **17219 Calhoun Rd, Mount Vernon, WA 98273**

Assessor's Tax Parcel No: **P22748 \ 340325-3-004-0107**

Subject to: **SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF**

WITNESS the hand of said grantor this 30, day of October, 2024.

Cedar Park Living LLC



Michael Andes, Manager, Grantor



STATE OF WASHINGTON)
COUNTY OF Whatcom)

On the 30 day of October, 2024, personally appeared before me, **Michael Andes**, Grantor and signer of the above WARRANTY DEED, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding document, who duly acknowledged to me that he executed the same voluntarily for its stated purpose.


Notary Public

EXHIBIT "B"
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 Short Plat No 99-0037:

Recording No: 200006020068

2. Agreement and the terms and conditions thereof:

Executed by: Robert E. Dean Jr and Billie J. Dean
Recording Date: February 2, 2001
Recording No.: 200102020004
Providing: Maintenance and repair of existing driveway

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.