

When recorded return to:
Laura Ann Han and Taylor Taejin Han
15593 Linda Lane
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243054
Nov 22 2024
Amount Paid \$13745.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056516

CHICAGO TITLE
620056516

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shonnie L. Scott and Daniel G. McIntee as Personal Representatives of The Estate of Jane McIntee, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Laura Ann Han and Taylor Taejin Han, 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.)

Ptn NE1/4 Sec 22-36-3 AKA TR 36 Colony Mountain unrec. Skagit County, WA

Tax Parcel Number(s): P48044 / 360322-1-003-0202

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: Nov. 12, 2024

Estate of Jane McIntee, deceased

BY: Shonnie Scott
Shonnie Scott
Personal Representative

BY: Daniel McIntee
Daniel McIntee
Personal Representative

State of Washington

County of SKagit

This record was acknowledged before me on November 12, 2024 by Shonnie Scott and Daniel McIntee as Personal Representative and Personal Representative, respectively, of The Estate of Jane McIntee, deceased.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

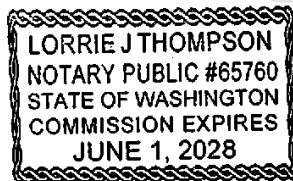


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48044 / 360322-1-003-0202

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,872.32 FEET SOUTH AND 2,141 FEET WEST OF THE NORTHWEST CORNER OF SAID SECTION 22;
THENCE SOUTH 48°10'00" WEST, 646.06 FEET TO THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 22;
THENCE NORTH 00°08'17" WEST ALONG SAID WESTERLY LINE 870.05 FEET;
THENCE SOUTH 47°45'00" EAST, 653.14 FEET TO THE POINT OF BEGINNING.

(SAID PARCEL ALSO BEING KNOWN AS TRACT 36 OF THE UNRECORDED PLAT OF COLONY MOUNTAIN.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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: July 6, 1973
Recording No.: 787652

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

Purpose: ingress, egress and utilities
Recording Date: October 1, 1973
Recording No.: 791555
Affects: as described in said instrument

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

Purpose: ingress, egress and utilities
Recording Date: November 21, 1973
Recording No.: 793602
Affects: as described in said instrument

4. 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: November 8, 1976
Recording No.: 845592

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

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: electric transmission line
Recording Date: May 22, 1975
Recording No.: 817912
Affects: as described in said instrument

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

6. 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 15, 1985
Recording No.: 8505150010

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 16, 1987
Recording No.: 8707160044

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 11, 1994
Recording No.: 9405110050

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 16, 1996
Recording No.: 9610160031

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 30, 2001
Recording No.: 200104300175

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 26, 1996
Recording No.: 9608260096

7. 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 volume 20 page 157 :

Recording No: 9806240101

8. Water Utility Franchise and the terms and conditions thereof:

EXHIBIT "B"

Exceptions
(continued)

Executed by: Skagit County and Colony Mountain Community Club
Recording Date: March 19, 2018
Recording No.: 201803190140

9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Colony Mountain Community Club
Recording Date: October 16, 1996
Recording No.: 9610160030

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Colony Mountain Community Club.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 10/12/2024
between Laura A Han Taylor T Han ("Buyer")
Buyer Buyer
and Shonnie Scott or assigns Daniel McIntee or assigns ("Seller")
Seller Seller
concerning 15593 Linda Ln Bow WA 98232 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Laura Han 10/12/2024
Buyer Date
Authentication
Taylor Han 10/12/2024
Buyer Date

Authentication
Shonnie Scott 07/01/2024
Seller Date
Authentication
Daniel McIntee 07/01/2024
Seller Date