

202411220104

11/22/2024 03:54 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:
Natasha Pritchett
18664 Four Jay Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243060
Nov 22 2024
Amount Paid \$7685.00
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

CHICAGO TITLE
620057589

Escrow No.: 620057589

STATUTORY WARRANTY DEED

THE GRANTOR(S) Darren C. Garvey and Jada F. Garvey, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Nathan Sewell and Natasha Pritchett unmarried Persons

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. 4, SP NO. 93-039, REC NO. 9710130055 AND PTN GOVT LT. 6, 6-33-5

Tax Parcel Number(s): P74707 / 4135-051-010-0001

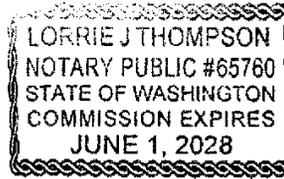
Subject to:

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

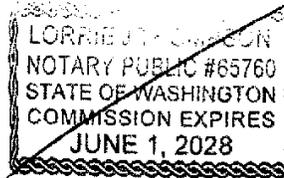
STATUTORY WARRANTY DEED
(continued)

Dated: 11/18/24

Darren C. Garvey
Darren C. Garvey



Jada F. Garvey



State of Washington

County of Skagit

This record was acknowledged before me on November 14, 2024 by Darren C. Garvey.

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

State of _____

County of _____

This record was acknowledged before me on _____ by Jada F. Garvey.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: 11/18/24

Darren C. Garvey

Jada F. Garvey

Jada F. Garvey

State of _____

County of _____

This record was acknowledged before me on _____ by Darren C. Garvey.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of Washington

County of Snohomish

This record was acknowledged before me on 11/18/2024 by Jada F. Garvey.

Candy Lara

(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9.19.25

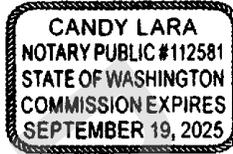


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74707 / 4135-051-010-0001

LOT 4, SKAGIT COUNTY SHORT PLAT NO. 93-039, APPROVED SEPTEMBER 10, 1997, AND RECORDED OCTOBER 13, 1997, IN VOLUME 13 OF SHORT PLATS, PAGE 50, UNDER RECORDING NO. 9710130055, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 6, SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Right, title and interest of Skagit County in and to mineral reservations in Government Lot 6 under tax deed issued out of foreclosure for unpaid delinquent taxes, tax foreclosure Suit No. T.J. 606 ½, dated April 25, 1932 and filed for record May 9, 1932 under Recording No. 250526, records of Skagit County, Washington
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Recorded: March 29, 1994
Recording No.: 9403290129, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises and other property
3. Agreement, including the terms and conditions thereof; entered into;
By: Skagit County Sewer District No. 2
And Between: Public
Recorded: February 11, 1994
Recording No.: 9402110046, records of Skagit County, Washington
Providing: Sewer extension and related conditions and provisions
4. Shoreline Substantial Development Permit including related provisions and conditions recorded August 12, 1996, under Recording No. 9608120094, which is a re-recording of instrument recorded June 12, 1996 under Recording No. 9606120044, records of Skagit County, Washington.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Recorded: August 12, 1996
Recording No.: 9608120118, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer mains and related provisions
Affects: Said premises and other property
6. 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. 93-039:

Recording No: 9710130055

EXHIBIT "B"
Exceptions
(continued)

7. Pay Back Agreement between LRDTD Johnson partnership and Skagit County Sewer District No. 2 recorded August 18, 1997, under Auditor's File No. 9708180058, records of Skagit County, Washington.
8. Covenants, conditions, restrictions and easements 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: October 12, 1997
Recording No.: 9710130056
9. 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: Electric transmission and/or distribution line
Recording Date: October 3, 2022
Recording No.: 202210030028
Affects: Said premises
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2024
Tax Account No.: P74707 / 4135-051-010-0001
Levy Code: 2315
Assessed Value-Land: \$244,800.00
Assessed Value-Improvements: \$125,100.00

General and Special Taxes:
Billed: \$3,553.99
Paid: \$3,553.99
Unpaid: \$0.00
12. City, county or local improvement district assessments, if any.
13. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "B"

Exceptions
(continued)

"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."