

202412130049

12/13/2024 01:18 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:
Steven D Beach
730 North Ithica Street
Gilbert, AZ 85233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243255
Dec 13 2024
Amount Paid \$6325.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Chicago Title
620056781

THE GRANTOR(S) Samantha Loud by her Guardian Sam Maleski authorized Signer for
Abacus Guardianship, Inc. Guardian,

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Steven D Beach, an unmarried man and Nino F Beach, an
unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:

THE SOUTH 16 RODS (264 FEET) OF THE WEST 50 RODS (825 FEET) OF THE SOUTH 3/4
OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14,
TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.,
EXCEPT COUNTY ROAD ALONG THE WEST LINE;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P39081

STATUTORY WARRANTY DEED
(continued)

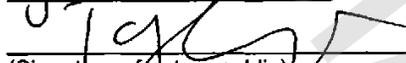
Dated: December 3, 2024


Samantha Loud by Sam Maleski Authorized Signer for
Abacus Guardianship, Inc. Guardian,

State of Washington

County of King

This record was acknowledged before me on 12/3/2024 by Samantha Loud as
guardian of Samantha Loud by her Guardian Sam Maleski.


(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 09.29.27



CHICAGO TITLE COMPANY OF WASHINGTON

COMMITMENT NO. 620056781

SCHEDULE B, PART II - Exceptions
(continued)

J. Water rights, claims or title to water.

K. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records, or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

SPECIAL EXCEPTIONS:

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: George Heise and Olea Heise, husband and wife
Recording Date: September 17, 1956
Recording No.: 541616

NOTE: This exception does not include present ownership of the above mineral rights.

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. 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 Number: P39081 / 350514-3-004-0008
Levy Code: 1335
Assessed Value-Land: \$235,300.00
Assessed Value-Improvements: \$122,500.00

General and Special Taxes: Billed:\$994.87
Paid: \$497.48
Unpaid:\$497.39

4. The property herein described is carried on the tax rolls as partially exempt under a Senior Citizen's exemption and the assessed values have been "frozen." If said taxes are not paid prior to the sale by or death of the qualifying taxpayer, the exemption will be disallowed, the assessed value will be adjusted and the full tax amount for the current and/or prior years, if any, will be due:

Levy Code: 1335
Estimated amount of tax without exemption, including special taxes and charges: \$3,256.57

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

