

When recorded return to:

Amy D. McGraner and Karen L. Reeves
1025 E Forest Ave
Wheaton, IL 60187

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243336

Dec 19 2024

Amount Paid \$5605.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057769

CHICAGO TITLE
620057769

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jay A. Smith and Sharon R. Smith, 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 Amy D. McGraner and Karen L. Reeves, 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.)

LT. 2, SP NO. 96-097, REC NO. 200703080151, PTN SE 1/4 SE 1/4 1-35-3E, W.M

Tax Parcel Number(s): P125932 / 350301-4-010-0400

Subject to:

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

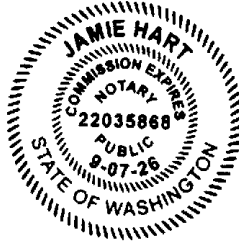
STATUTORY WARRANTY DEED
(continued)Dated: 12/18/2024Jay A. Smith
Jay A. SmithSharon R. Smith
Sharon R. SmithState of WashingtonCounty of SkagitThis record was acknowledged before me on December 18th 2024 by Jay A. Smith and Sharon R. Smith.[Signature]
(Signature of notary public)Notary Public in and for the State of Washington
My appointment expires: 9-07-26

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125932 / 350301-4-010-0400

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 96-097, RECORDED MARCH 8, 2007, UNDER AUDITOR'S FILE NO. 200703080151, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 96-097, RECORDED MARCH 8, 2007, UNDER AUDITOR'S FILE NO. 200703080151, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 378658

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. 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: August 1, 2001
Recording No.: 200108010152
Affects: Said premises

3. Skagit County Planning and Permit Center Special Use Application No. PL01-0868 and the terms and conditions thereof:

Recording Date: February 5, 2002
Recording No.: 200202050028

4. Title Notification and the terms and conditions thereof:

Recording Date: February 8, 2002
Recording No.: 200202080122

5. Agreement and the terms and conditions thereof:

Executed by: Kevin R. Gwin and Ty S. Price and William E. Ketzenberg and Lynne A. Ketzenberg
Recording Date: March 8, 2007
Recording No.: 200703080152

6. Skagit County Planning and Development Services Plat of Record Certification and the terms and conditions thereof:

Recording Date: March 8, 2007
Recording No.: 200703080153

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

7. Protected Critical Area Agreement and the terms and conditions thereof:

Recording Date: March 8, 2007
Recording No.: 200703080154

8. 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. 96-097:

Recording No: 200703080151

9. 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."

10. City, county or local improvement district assessments, if any.