

When recorded return to:
Stuart B. Greydanus and Elsie G. Greydanus
11300 Patro Street
Anchorage, AK 99516

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243351

Dec 20 2024

Amount Paid \$5645.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Chicago Title
620057687

Escrow No.: 620057687

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cheryl Gifford, Executor of The Estate of Cynthia Greydanus, deceased
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Stuart B. Greydanus and Elsie G. Greydanus, 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 SW 14-33-3E, W.M.

Tax Parcel Number(s): P15851 / 330314-0-009-0003

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: December 13, 2024

The Estate of Cynthia Greydanus, deceased

BY: *Cheryl Gifford*
Cheryl Gifford
Executor

State of Washington

County of Skagit

This record was acknowledged before me on December 13, 2024 by Cheryl Gifford, Executor of The Estate of Cynthia Greydanus, deceased.

Deborah K Flick

(Signature of notary public)

Notary Public in and for the State of WA

My appointment expires: 8/19/26



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P15851 / 330314-0-009-0003

THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 33 NORTH, RANGE 3 E.W.M., LYING EASTERLY OF DRY SLOUGH AND WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE WEST LINE OF THE DRY SLOUGH ROAD RUNNING ALONG THE EAST LINE OF SAID SUBDIVISION, 1336.1 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION;

THENCE WEST 138.3 FEET;

THENCE NORTH 9°57' EAST 84.8 FEET;

THENCE NORTH 48°22' EAST 165.5 FEET TO THE WEST LINE OF THE DRY SLOUGH ROAD;

THENCE SOUTH ALONG THE WEST LINE OF SAID ROAD 193.4 FEET TO THE POINT OF BEGINNING, EXCEPT COUNTY ROAD IF ANY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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:

Recording No: 201508170034

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

In favor of: Puget Sound Energy, Inc., a Washington Corporation
Purpose: Electric transmission and/or distribution line
Recording Date: October 1, 2018
Recording No: 201810010149
Affects: Said premises

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. Title Notification - Property Designated Agricultural Resource Lands, and the terms and conditions thereof:

Recording Date: July 9, 1998
Recording No.: 9807090026

EXHIBIT "B"

Exceptions
(continued)

5. City, county or local improvement district assessments, if any.
6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.