

When recorded return to:

Steven Beach
313 East Hazel Street, D
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250010
Jan 03 2025
Amount Paid \$8245.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-22540-NW

THE GRANTOR(S) **Spencer Workman, a married man as his separate estate**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Steven Beach, a single man**

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

Parcel A:

All that part of the East half of the Southwest Quarter of the Southwest Quarter of Section 20, Township 36 North, Range 4 East W.M., lying Westerly of the Old Samish Road; EXCEPT the North 300 Feet thereof; Situate in County of Skagit, State of Washington.

Parcel B:

All that part of the Southeast Quarter of the Southwest Quarter Section 20, Township 36 North, Range 4 East of the W.M., lying westerly of the Old Samish Road EXCEPT the North 300 feet thereof.

Parcel C:

The East one-half of the North 40 Feet of that portion of the Northwest Quarter of the Northwest Quarter lying West of the Old Samish Road in Section 29, Township 36 North, Range 4 East W.M.; Situate in County of Skagit, State of Washington.

Abbreviated legal description: **Section 20, Township 36 North, Range 4 East - SW SW & SE SW and Section 29, Township 36 North, Range 4 East - NW NW**

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): **P49621/360420-3-009-0005 P49626/360420-3-014-0008 & P50284/360429-2-013-0002**

Statutory Warranty Deed
LPB 10-05

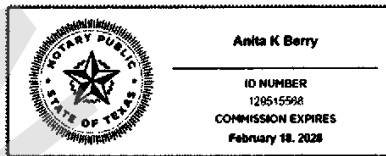
Dated: 12/31/2024

Spencer Workman
Spencer Workman

STATE OF Texas
COUNTY OF Dallas County

This record was acknowledged before me on 31st day of December 2024, by Spencer Workman

Anita K Berry
Signature
Notary Public, State of Texas
Title



My commission expires: 02/18/2028

Electronically signed and notarized online using the Proof platform.

EXHIBIT A

24-22540-NW

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 15, 1925
Auditor's No(s): 182760, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

2. Terms, conditions and exceptions of an unrecorded oil and gas lease as disclosed by contract executed by Bloedel Donovan Timber Company, dated July 1, 1937, recorded March 29, 1938, under Auditor's File No. 299927 and recorded in Volume 174 of Deeds, page 208.

Lessor: Bloedel Donovan Timber Company
Lessee: W.C. Morse Dated: November 19, 1936.

3. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities to improve the stream bank including terms and provisions thereof granted to Skagit County, a municipal corporation recorded on September 15, 1976 as Auditor's File No. 842683

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Wiles Estate recorded on July 24, 1980 as Auditor's File No. 8007241001.

5. Regulatory notice/agreement regarding Skagit County Conditional Agreement Alternative Sewage System Installations that may include covenants, conditions and restrictions affecting the subject property, recorded on September 22, 1992 as Auditor's File No. 9209220069.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

6. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Ruth Morrison/M.A. Weber Survey recorded on June 2, 1999 as Auditor's File No. 9906020021.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

End of Exhibit AStatutory Warranty Deed
LPB 10-05