

When recorded return to:
Robel Abraha
7107 69th PI NE
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250036

Jan 07 2025

Amount Paid \$11519.99
Skagit County Treasurer
By Cain Cress Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057556

CHICAGO TITLE
620057556

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mikale L. Clark, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Robel Abraha, an unmarried man and Winta Tesfahans, an
unmarried woman as tenants in common

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 1, CITY OF SEDRO WOOLLEY SP NO. SW-04-00, BEING PTN NW 1/4 NW 1/4 SEC
24-35-4E, W.M.

Tax Parcel Number(s): P37432 / 350424-0-068-0006

Subject to:

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


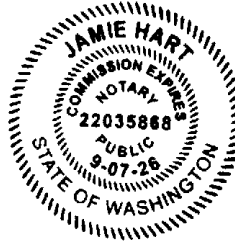

STATUTORY WARRANTY DEED
(continued)Dated: December 2⁶, 2024
Mikale L. ClarkState of Washington
County of SnohomishThis record was acknowledged before me on 12/26/2024 by Mikale L. Clark.
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 9-07-26

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P37432 / 350424-0-068-0006

LOT 1, CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW04-00, ACCORDING TO THE SHORT PLAT THEREOF RECORDED NOVEMBER 20, 2000, UNDER RECORDING NO. 200011200119, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

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 Short Plat No. SW04-00:

Recording No: 200011200119

2. Agreement Waiver of Protest and Special Power of Attorney (LID/ULID) and the terms and conditions thereof:

Recording Date: November 20, 2000

Recording No.: 200011200120

3. Agreement and the terms and conditions thereof:

Executed by: City of Sedro-Woolley, a Washington municipal corporation and Wine, Beulah Isabelle, Trustee of the Ray Morris Wine and Beulah Isabelle Wine Living Trust

Recording Date: November 14, 2006

Recording No.: 200611140066

Purpose: Providing for Variance deferring connection to the Sanitary sewer when the property is served by a workable septic system

4. 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."

EXHIBIT "B"

Exceptions
(continued)

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by City of Sedro Woolley.