

202502140030

02/14/2025 12:00 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Jason Kenneth Curtright
7596 Medford Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250402

Feb 14 2025

Amount Paid \$10719.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620058028

CHICAGO TITLE
620058028

STATUTORY WARRANTY DEED

THE GRANTOR(S) Diane M. Donahou and Michael W. Donahou, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jason Kenneth Curtright, an unmarried man

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.)

LTS 1 TO 9, BLK 17, PLAT OF THE TOWN OF MONTBORNE

Tax Parcel Number(s): P74602 / 4135-017-009-0005

Subject to:

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

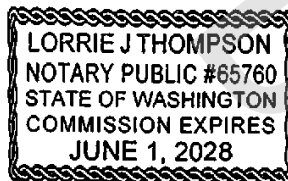
STATUTORY WARRANTY DEED
(continued)Dated: 2/11/25Diane M Donahou
Diane M. DonahouMichael W Donahou
Michael W. DonahouState of WashingtonCounty of SKagitThis record was acknowledged before me on February 11, 2025 by Diane M. Donahou and Michael W. Donahou.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74602 / 4135-017-009-0005

LOTS 1 THROUGH 9, INCLUSIVE, BLOCK 17, PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF DIVISION STREET, HANCOCK STREET, WASHINGTON STREET AND THE ALLEY IN SAID BLOCK 17, AS VACATED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 93-2-00962-6, AND ENTERED SEPTEMBER 27, 1993, AS WOULD ATTACH BY OPERATION OF LAW.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, OVER AND ACROSS PORTIONS OF DIVISION STREET RUNNING FROM HIGHWAY 9 TO THE PROPERTY HEREIN DESCRIBED AS GRANTED BY INSTRUMENTS RECORDED AUGUST 2, 1993, UNDER AUDITOR'S FILE NO. 9308020099 AND RECORDED MARCH 3, 1994, UNDER AUDITOR'S FILE NO. 9403030139, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: William J. Vervaart
Purpose: Ingress, egress and water system
Recording Date: December 4, 1978
Recording No.: 892442
Affects: Said premises, the exact location and extent of said easement is undisclosed of record.
2. 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 the Plat of The Town of Montborne:

Recording No: Volume 2 Page 80
3. 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: 8909280024
4. Agreement and the terms and conditions thereof:

Executed by: Jeffrey Romanelli and Skagit County
Recording Date: June 29, 1992
Recording No.: 9206290036
Providing: Alternative Sewage System
5. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: May 9, 2001
Recording No.: 200105090071
6. Agreement and the terms and conditions thereof:

Executed by: Doug Fix and Skagit County Health Department
Recording Date: April 30, 2001

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 200104300082
Providing: Aerobic Treatment Unit

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. 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."

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