

When recorded return to:

Shile A. Magee and Daniele L. Magee
24340 Elegant Heights Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250507

Feb 25 2025

Amount Paid \$2675.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

214558-LT

Guardian NW Title 25-22819-TB

THE GRANTOR(S) **Lorna M. Ellestad, Trustee of Jon S. Miller Disclaimer Trust** dated November 13, 2018,
14169 Avon Allen Road, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to **Shile A. Magee and Daniele L. Magee, a married couple**

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

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

Lot 2 of Short Plat No. 99-0024 as recorded October 1, 2003, under Skagit County Auditor's File No. 200310010080, being a portion of the Northeast 1/4 of the Northwest 1/4 and that portion of the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 34 North, Range 5 East, W.M., Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:
Lot 2 of SP 99-0024, AFN: 200310010080

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): P121028/340530-2-001-0300

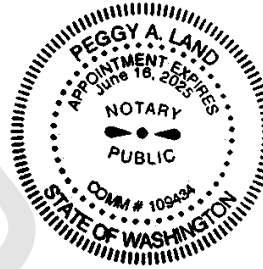
Statutory Warranty Deed
LPB 10-05

Order No.: 25-22819-TB

Page 1 of 3

Dated: 2/24/2025

Jon S. Miller Disclaimer Trust dated November 13, 2018

By: Lorna Ellestad TRUSTEE
Lorna Ellestad, TrusteeSTATE OF WASHINGTON
COUNTY OF SKAGITThis record was acknowledged before me on 24 day of February, 2025 by Lorna Ellestad, Trustee of Jon S. Miller Disclaimer Trust dated November 13, 2018.Signature Peggy A. LandTitle NotaryMy commission expires: June 16, 2025Statutory Warranty Deed
LPB 10-05

Order No.: 25-22819-TB

Page 2 of 3

EXHIBIT A

25-22819-TB

1. Findings of Fact Entry of Order No. AP 99 0223 and the terms and conditions thereof as recorded June 22, 1999 under Auditor's File No. 9906220077.
2. Non-Exclusive and Maintenance Declaration and the terms and conditions thereof as recorded October 1, 2003 under Auditor's File No. 200310010079.
3. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:
Plat/Short Plat: Short Plat No. SP99-0024
Recorded: October 1, 2003
Auditor's File No.: 200310010080
4. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:
Recorded: October 21, 2016
Auditor's File No.: 201610210122
5. Termination of Easement and the terms and conditions thereof as recorded July 21, 2020 under Auditor's File No. 202007210180.
(Affects a portion of easement only)
6. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantee: Jon S. Miller and Lorna M. Ellestad, husband and wife
Purpose: A perpetual, exclusive easement over, under and across the easement area defined below for ingress, egress, utilities, (including but in no way limited to the purpose of connecting to, installing, maintaining and repairing any and all utilities for water, power, sanitary sewer, storm water, drainage, cable, phone, gas and all other utilities of any nature whatsoever), pasturage, landscaping, construction of buildings, fences and other improvements and any and all use of the Easement Area which the Grantee elects from time to time
Area Affected: Portion of Lot 4
Dated: July 16, 2020
Recorded: July 21, 2020
Auditor's File No.: 202007210181
7. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantee: Jon S. Miller and Lorna M. Ellestad, husband and wife
Purpose: A perpetual, non-exclusive easement over, under and across the easement area defined below for ingress, egress, utilities, including but in no way limited to the purpose of connecting to, installing, maintaining and repairing any and all utilities for water, power, sanitary sewer, storm water, drainage, cable, phone, gas and all other utilities of any nature whatsoever
Area Affected: The Northeasterly 30.00 feet of Lot 2
Dated: July 16, 2020
Recorded: July 21, 2020
Auditor's File No.: 202007210182

End of Exhibit AStatutory Warranty Deed
LPB 10-05

Order No.: 25-22819-TB

Page 3 of 3