

When recorded return to:

Kacey J. Loyd and Justin Averett
2125 Butler Creek Road
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250586
Mar 03 2025
Amount Paid \$9740.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-22675-TB

THE GRANTOR(S) Kim T. Swanson, as her separate estate and as surviving spouse of Stanley E. Swanson, deceased, 7738 Walnut Street Southwest, Lakewood, WA 98498,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Kacey J. Loyd, an unmarried woman, and Justin Averett, an unmarried man

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

The South 200 feet of the North 800 feet, as measured at right angles to the North line thereof, of that portion of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W. M., lying Easterly of the CCC Road as said road existed on April 11, 1944.

Abbreviated legal description: Property 1:
Section 17, Township 36 North, Range 4 East - Ptn. N1/2 NE

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): P49295/360417-1-001-0200

Statutory Warranty Deed
LPB 10-05

Dated: 2/28/25

Kim T. Swanson
Kim T. Swanson

Stanley E. Swanson, deceased

By: Kim T. Swanson
Kim T. Swanson, as surviving spouse of Stanley E Swanson

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 28th day of February, 2025 by Kim T. Swanson and Kim T. Swanson, as surviving spouse of Stanley E Swanson of Stanley E. Swanson, deceased.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27

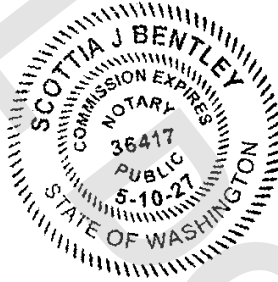


EXHIBIT A

25-22675-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:
Short Plat No. 25-89
Recorded:
May 24, 1989
Auditor's No.:
8905240030

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS,

Statutory Warranty Deed
LPB 10-05

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FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: September 1, 2005
Auditor's No.: 200509010127

11. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:
Stanley E. Swanson and Kim T. Swanson
And:
Brent C. Peterson and Holly A. Peterson
Dated:
October 27, 2016
Recorded:
October 28, 2016
Auditor's No.:
201610280125
Regarding:
Shared well agreement and easement and restricted covenant for water supply

End of Exhibit A