202503050027
03/05/2025 10:57 AM Pages: 1 of 5 Fees: $307.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Abigale Mattingly
12036 96th Ave NE Apt 720
Kirkland, WA 98034

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250623
Mar 05 2025
Amount Paid $1845.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE
620058182

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620058182

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jacob W Stewart, 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 Abigale Mattingly, an unmarried person and Benjamin Lassley, an unmarried person

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 4, SP NO. PL02-0691, BEING PTN LT 5, "DEITER'S ACREAGE, SKAGIT CO., WASH"

Tax Parcel Number(s): P122090/3899-000-005-0400

Subject to:

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

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

Dated: 3/4/25

Jacob W Stewart
Jacob W Stewart

State of Washington
County of Skagit
This record was acknowledged before me on March 4, 2025 by Jacob W Stewart.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

LORRIE J THOMPSON
NOTARY PUBLIC #65760
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2028

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P122090/3899-000-005-0400

LOT 4, SHORT PLAT NO. PL02-0691, APPROVED AUGUST 27, 2004, RECORDED SEPTEMBER 21, 2004, UNDER RECORDING NUMBER 200409210133, BEING A PORTION OF LOT 5, "DEITER'S ACREAGE, SKAGIT CO., WASH"., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 53, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE WEST 288 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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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 the Plat of Deiter's Acreage, Skagit County, Washington:

   Recording No: 59004

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

   Granted to: Puget Sound Power & Light Company, a Washington Corporation
   Purpose: Electric transmission and/or distribution line
   Recording Date: May 29, 1950
   Recording No.: 446236
   Affects: Portion of said premises

3. Order on Variance No. VA 01 0903 and the terms and conditions thereof:

   Recording Date: April 3, 2002
   Recording No.: 200204030001

4. Order on Variance Permit No. VA 03 0858 and the terms and conditions thereof:

   Recording Date: April 29, 2004
   Recording No.: 200404290036

5. Agreement regarding Annexation and ULID/LID Waiver of Protests for Development within the UGA of the City of Sedro-Woolley and the terms and conditions thereof:

   Recording Date: September 21, 2004
   Recording No.: 200409210132

6. 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. PL 02-0691:

   Recording No: 200409210133

7. Plat Lot of Record Certification and the terms and conditions thereof:

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EXHIBIT "B"

Exceptions
(continued)

Recording Date: September 5, 2007
Recording No.: 200709050072

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.