

POOR ORIGINAL

When recorded return to:
Daniel R. Mann and Kathy Mann
526 N'West Ave, PMB 15
Arlington, WA 98223

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF ILLINOIS

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Escrow No.: 245468976

CT-620058187

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250752

Mar 17 2025

Amount Paid \$7605.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew Wayne Breland and Christina Marie Juliano, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Daniel R. Mann and Kathy Mann, a married couple

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 5, "SAMISH RIVER PARK, DIV NO. 1"

Tax Account No.: P68681 / 3990-000-005-0019

Tax Parcel Number(s): P68681, 3990-000-005-0019

Subject to: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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."

STATUTORY WARRANTY DEED

(continued)

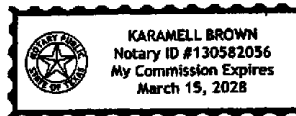
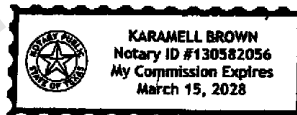
Dated: 3/7/2025Matthew Wayne Breland
Matthew Wayne BrelandChristina Marie Juliano
Christina Marie JulianoState of TexasCounty of HarrisThis record was acknowledged before me on 3/7/2025 by Matthew Wayne Breland.Karamell Brown
(Signature of notary public)Notary Public in and for the State of TexasMy commission expires: 03.15.2028State of TexasCounty of HarrisThis record was acknowledged before me on 3/7/2025 by Christina Marie Juliano.Karamell Brown
(Signature of notary public)Notary Public in and for the State of TexasMy commission expires: 03.15.2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68681 / 3990-000-005-0019

LOT 5, "SAMISH RIVER PARK, DIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 9 OF
PLATS, PAGES 43 AND 44, 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 set forth in a document:

In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: August 10, 1929
 Recording No.: 225812
 Affects: Portion of said premises

The exact location and extent of said easement is not disclosed of record.

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

In favor of: State of Washington Department of Game
 Recording Date: May 11, 1954
 Recording No.: 501365
 Affects: 25 foot strip bordering on both sides of river

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 15, 1967
 Recording No.: 703232
 Executed By: Elmer B. Martin and Mabel J. Martin, husband and wife

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 16, 1968
 Recording No.: 710329

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 12, 1979
 Recording No.: 7904120004

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 22, 1995
 Recording No.: 9509220088

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 23, 1998
 Recording No.: 9803230110

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 18, 1998
 Recording No.: 9808180048

4. 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 Samish River Park, Division No. 1:

Recording No: 703269

EXHIBIT "B"Exceptions
(continued)

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- | | |
|-----------------|---|
| In favor of: | Skagit County, a political subdivision of the State of Washington |
| Purpose: | Ingress and egress |
| Recording Date: | September 20, 2018 |
| Recording No.: | 201809200010 |
| Affects: | Portion of said premises |
6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.