

When recorded return to:
Isabelle Shaw and Melissa Gilleard
5742 Hobson Road
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250885
Mar 28 2025
Amount Paid \$8939.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
620057627

Escrow No.: 620057627

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marcella A Schloemer-Voolich, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Isabelle Shaw and Melissa Gilleard, 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.)

PTN 36-36-3E, W.M AKA PARCEL 3, SVY 9304280051

Tax Parcel Number(s): P6224 / 360336-4-001-0400

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 3/20/25

Marcella A. Schloemer-Voolich
Marcella A Schloemer-Voolich

State of WashingtonCounty of SKagitThis record was acknowledged before me on 3-20-2025 by Marcella A Schloemer-Voolich.

Lorrie J Thompson
(Signature of notary public)

Notary Public in and for the State of

My commission expires:

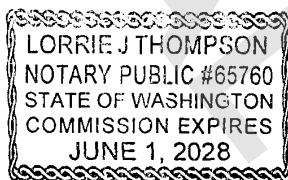
Washington
6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P6224 / 360336-4-001-0400

THAT PORTION OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON BEING PARCEL 3 AS SHOWN ON THAT SURVEY RECORDED APRIL 28, 1993 UNDER AUDITOR'S FILE NO. 9304280051 IN VOLUME 14 OF SURVEYS, PAGES 63 THROUGH 67, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON AND DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.,

EXCEPT THAT PORTION WHICH LIES NORTH OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH $01^{\circ}27'12''$ WEST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 17.65 FEET TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION.;

THENCE NORTH $88^{\circ}56'42''$ WEST A DISTANCE OF 657.50 FEET TO THE WEST LINE OF SAID SUBDIVISION AND END OF THIS LINE DESCRIPTION.

TOGETHER WITH THE NORTH 17.50 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36, ALSO EXCEPT COUNTY ROAD.

(ALSO KNOWN AS PARCEL 3 OF SURVEY RECORDED APRIL 28, 1993, UNDER AUDITOR'S FILE NO. 9304280051, RECORDS OF SKAGIT COUNTY, WASHINGTON.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:

Recording Date: September 28, 2017
Recording No.: 201709280144
Recording No.: 201709280147

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 Survey:

Recording No: 9304280051

Affidavit of correction of said survey recorded under Recording No.: 9312230059

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

4. 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."