

202504220037

04/22/2025 11:36 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Krystal Jo Taylor and Ellina T Kevan
22372 Nita Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251187

Apr 22 2025

Amount Paid \$12143.00
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
620058132

Escrow No.: 620058132

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory K. Harvey, Trustee of The Gregory K. Harvey Trust Dated August 23.2019

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Krystal Jo Taylor and Ellina T Kevan, 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 LT 3, SHORT PLAT NO. SP 97-0031, 2002031210169 in NW, 35-36-4E, W.M.

Tax Parcel Number(s): P50705 / 360435-2-007-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 16, 2025

Gregory K Harvey Trust

BY: *Gregory K Harvey*
Gregory K Harvey
Trustee

State of WA
County of Sachemish

This record was acknowledged before me on April 18, 2025 by Gregory K Harvey as
Trustee of Gregory K Harvey Trust.

Sharon E. Schoonover
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9-4-26

NOTARY PUBLIC
STATE OF WASHINGTON
SHARON E. SCHOONOVER
License Number 173976
My Comm. Exp. 09-04-2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50705 / 360435-2-007-0002

LOT 3, SHORT PLAT NO. SP 97-0031 AS RECORDED MARCH 12, 2002, UNDER AUDITOR'S FILE NO. 2002031210169, RECORDS OF SKAGIT COUNTY, WASHINGTON. BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

EXCEPT THE EAST 60 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Access easements over existing roads, including the terms, covenants and provisions thereof, as disclosed by instrument;

Recording Date: March 10, 1971
Recording No.: 749555
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 Short Plat No. SP 97-0031:

Recording No: 2002031210169
3. Easement and Maintenance Agreement and the terms and conditions thereof:

Recording Date: March 12, 2002
Recording No.: 200203120170

Recording No. 202408050034 is a termination and elimination agreement.
4. Protected Critical Area Agreement and the terms and conditions thereof:

Recording Date: March 12, 2002
Recording No.: 200203120171
5. Title Notification and the terms and conditions thereof:

Recording Date: June 1, 2003
Recording No.: 200307010126
6. Skagit County Right to Farm Ordinance and the terms and conditions thereof:

Recording Date: August 7, 2003
Recording No.: 200308070057
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: To construct, operate, maintain, repair, replace, improve, remove, upgrade and extend one or more utility systems for purposes of transmission, distribution and sale of electricity
Recording Date: October 29, 2019

EXHIBIT "B"Exceptions
(continued)

Recording No.: 201910290110
Affects: A portion of said premises

8. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: September 20, 2021
Recording No.: 202109200245

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

10. 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."

11. Note: Manufactured Home Title Elimination Application recorded under Recording No. 200401090079 recites that a manufactured (mobile) home is, or is being affixed to the Land.
12. City, county or local improvement district assessments, if any.