

202505080029

05/08/2025 09:22 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Kendra Watson
54909 Conrad Road
Rockport, WA 98283

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251394

May 08 2025

Amount Paid \$15970.00
Skagit County Treasurer
By Lena Thompson Deputy

Chicago Title
620058516

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aaron B Anderson and Jordan Anderson Mammel, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Kendra Watson, an unmarried person and Bryan Cull, an
unmarried person

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

LOT A, SHORT PLAT NO. 112-79, APPROVED MARCH 21, 1980, RECORDED MARCH 21,
1980, IN VOLUME 4 OF SHORT PLATS, PAGE 55, UNDER AUDITOR'S FILE NO. 8003210028
AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30,
TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P45674 / 351030-1-003-0006,

Subject to:

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

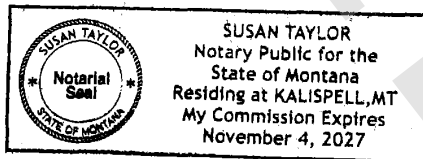
STATUTORY WARRANTY DEED
(continued)Dated: 5/3/25[Signature]
Aaron B Anderson[Signature]
Jordan Anderson MammelState of MontanaCounty of FlatheadThis record was acknowledged before me on May 3, 2025 by Aaron B Anderson and Jordan Anderson Mammel.[Signature]
(Signature of notary public)
Notary Public in and for the State of Montana
My commission expires: 11/04/2027

EXHIBIT "A"

SPECIAL EXCEPTIONS:

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. 112-79:

Recording No: 8003210028

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.

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."