

202505080072

05/08/2025 01:11 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

David Sennett and Hiroko Sennett
59-240 Koaie Place
Kamuela, HI 96743

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251407

May 08 2025

Amount Paid \$20865.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620058528

Escrow No.: 620058528

STATUTORY WARRANTY DEED

THE GRANTOR(S) John B Fairman and Laurie Van Dorn Fairman, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to David Sennett and Hiroko Sennett, 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 SE 1/4 NE 1/4 SEC 2-33-3E, W.M

Tax Parcel Number(s): P15322 / 330302-0-026-0006, P109026 / 330302-1-002-0100

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 4/29/25[Signature]
John B Fairman[Signature]
Laurie Van Dorn FairmanState of WashingtonCounty of SkagitThis record was acknowledged before me on April 29, 2025 by John B Fairman and Laurie Van Dorn Fairman.[Signature]
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: 8/19/26

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P15322 / 330302-0-026-0006 and P109026 / 330302-1-002-0100

PARCEL A:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 33 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION;
THENCE NORTH 2°01'10" EAST ALONG THE EAST SECTION LINE, 3218.10 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 2°01'10" EAST 239.20 FEET;
THENCE SOUTH 66°09'56" WEST 226.80 FEET;
THENCE SOUTH 2°01'10" WEST 140.30 FEET;
THENCE SOUTH 87°58'50" EAST 204.10 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ROAD AND DIKE RIGHTS-OF-WAY,

AND EXCEPT THE PORTION, IF ANY, LYING NORTHERLY AND WESTERLY OF DRY (DEER) SLOUGH AS IT IS EXISTED ON MARCH 17, 1891.

PARCEL B:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 33 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION;
THENCE NORTH 2°01'10" EAST ALONG THE EAST SECTION LINE, 3,457.30 FEET;
THENCE SOUTH 66°09'56" WEST, A DISTANCE OF 226.80 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 2°01'10" WEST, A DISTANCE OF 140.30 FEET;
THENCE NORTH 87°58'50" WEST, TO THE SOUTHERLY LINE OF THE DIKE RIGHT OF WAY;
THENCE NORTHEASTERLY TO THE TRUE POINT OF BEGINNING,

EXCEPT DIKE RIGHTS OF WAY,

AND EXCEPT THAT PORTION, IF ANY, LYING NORTHERLY AND WESTERLY OF DRY (DEER) SLOUGH AS IT IS EXISTED ON MARCH 15, 1891.

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 granted in a document:

Granted to:	Skagit County
Purpose:	Right of way and related rights on 50 foot strip
Recording Date:	May 21, 1991
Recording No.:	9105210029, records of Skagit County, WA
Affects:	Parcel B

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

Granted to:	Skagit County
Purpose:	Right of way and related rights on 20 foot strip
Recording Date:	May 21, 1991
Recording No.:	9105210030, records of Skagit County, WA
Affects:	Parcel A

3. Covenants, conditions and restrictions 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 in the document

Recording Date:	July 2, 1996
Recording No.:	9607020063, records of Skagit County, WA
Executed by:	Hubert C. Johnson
As Follows:	The above described property will be combined or aggregated with contiguous property owned by the Grantee. This boundary adjustment is not for the purposes of creating an additional building lot.
Affects:	Parcel B

4. Title Notification - Property Designated Agriculture Resource Lands

Recording Date:	June 6, 1997
Recording No.:	9706060001, records of Skagit County, WA
Affects:	Parcel A

5. 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.

EXHIBIT "B"Exceptions
(continued)

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 Survey:

Recording No: 200108240106

Affects: Parcel B

7. 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."

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