

When recorded return to:

Julie D Donohoe and Jeffrey A Donohoe
3156 South Bonnell Road
Coeur D Alene, ID 83814

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252042

Jun 30 2025

Amount Paid \$10870.30
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

Escrow No.: 620059189

CHICAGO TITLE
620059189

STATUTORY WARRANTY DEED

THE GRANTOR(S) James E. Schmidt, Jr and Ada N. Schmidt, 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 Julie D Donohoe and Jeffrey A Donohoe, 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.)

PARCEL A & B: PTN E 1/2 W 1/2 SE 1/4 NW 1/4 SEC 1, 35-4E, W.M.

PARCEL C: TRACT 2, SP 73-78, REC NO. 892039

Tax Parcel Number(s): P35523 / 350401-2-011-0007, P35524 / 350401-2-012-0006, P35519 /
350401-2-008-040

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: June 17, 2025

James E. Schmidt Jr
James E. Schmidt, Jr
Ada N. Schmidt
Ada N. Schmidt

State of Washington
County of SKagit

This record was acknowledged before me on June 17, 2025 by James E. Schmidt, Jr and Ada N. Schmidt.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

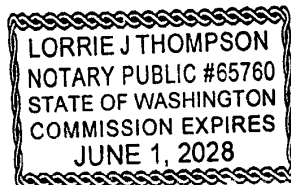


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P35523 / 350401-2-011-0007, P35524 / 350401-2-012-0006 and P35519 / 350401-2-008-040

PARCEL A:

THAT PORTION OF THE EAST ½ OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTHERLY OF THE COUNTY ROAD,

EXCEPT THE WEST 193 FEET THEREOF.

Situated in Skagit County, Washington.

PARCEL B:

THE WEST 193 FEET OF THAT PORTION OF THE EAST ½ OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF THE COUNTY ROAD.

Situated in Skagit County, Washington.

PARCEL C:

THAT PORTION OF TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 73-78, APPROVED NOVEMBER 27, 1978, RECORDED NOVEMBER 28, 1978, IN VOLUME 3 OF SHORT PLATS, PAGE 44, UNDER AUDITOR'S FILE NO. 892039, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2;
THENCE NORTH 89°57'08" EAST ALONG THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 3°58'39" WEST, A DISTANCE OF 326.84 FEET TO THE SOUTHERLY LOT LINE OF SAID TRACT 2;
THENCE SOUTH 89°57'08" WEST ALONG THE SOUTH LINE OF SAID TRACT 2, A DISTANCE OF 31.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2;
THENCE NORTH 5°53'45" EAST ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 327.80 FEET TO THE POINT OF BEGINNING.

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: F.L. Orvis and Clara Orvis, husband and wife
 Purpose: Ingress and egress
 Recording Date: November 30, 1970
 Recording No.: 746256
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 73-78:
 Recording No: 892039
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Public Utility District No. 1 of Skagit County
 Purpose: Water line
 Recording Date: October 27, 2000
 Recording No.: 200010270009
4. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
 Year: 2025
 Tax Account No.: P35523 / 350401-2-011-0007
 Levy Code: 1335
 Assessed Value-Land: \$258,400.00
 Assessed Value-Improvements: \$241,100.00
 General and Special Taxes:
 Billed: \$4,718.24
 Paid: \$2,359.16
 Unpaid: \$2,359.08
 Affects: Parcel A
5. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

EXHIBIT "B"Exceptions
(continued)

Year: 2025
Tax Account No.: P35524 / 350401-2-012-0006
Levy Code: 1335
Assessed Value-Land: \$62,300.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:
Billed: \$588.33
Paid: \$294.20
Unpaid: \$294.13

Affects: Parcel B

6. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2025
Tax Account No.: P35519 / 350401-2-008-0408
Levy Code: 1335
Assessed Value-Land: \$2,200.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:
Billed: \$50.90
Paid: \$25.51
Unpaid: \$25.39

Affects: Parcel C

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