

202507010006

07/01/2025 08:37 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252043

Jun 30 2025

Amount Paid \$10630.00

Skagit County Treasurer

By Lena Thompson Deputy

When recorded return to:
Lisa C Ireland and Mai K Zimbleman
10443 Wallen Rd
Bow, WA 98232

Recording Requested by:
Title Alliance Puget Sound, LLC
33434 8th Avenue S, No 102
Federal Way, WA 98003
File No.720-203267

Chicago Title
620057212

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Diane Lawrenson as Personal Representative of The Estate of Mildred E Ytgard, deceased**

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to **Mai K Zimbleman, an unmarried person and Lisa C Ireland, a married woman as her sole and separate estate**

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

TRACT 9, SAMISH SHORES PLAT, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY; SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject to: This conveyance is subject to covenants, conditions, restrictions, and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey and attached hereto as Exhibit A

Tax Parcel Number(s): P68800/3991-000-009-0006

The Estate of Mildred E Ytgard

By: Diane Lawrenson Personal Representative
Diane Lawrenson, Personal Representative

STATE OF WA
COUNTY OF SKagit ss.

I certify that I know or have satisfactory evidence that Diane Lawrenson as Personal Representative of The Estate of Mildred E Ytgard, deceased, (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/24/25

Linda Dietrick
Notary name printed or typed: Linda Dietrick
Notary Public in and for the State of WA,
Residing at SKagit
My appointment expires: 11/03/2025

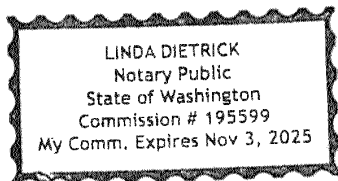


Exhibit A:

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Recorded: September 25, 1942

Recording No.: 355959, records of Skagit County, Washington

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 the Plat of Samish Shores Plat :

Recording No: 596231

Said plat has been renewal and extended recorded under Recording No. 201812280035

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: December 20, 1978

Recording No.: 893486

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: December 31, 1998

Recording No.: 9812310011

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: 201706260178

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."