

202507220062

07/22/2025 03:27 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Berhane G Sena
PO Box 55114
Shoreline, WA 98155

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252335

Jul 22 2025

Amount Paid \$1205.00
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

Escrow No.: 620059670

CHICAGO TITLE
620059670

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anita Jo Mitchell, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Berhane G Sena, an unmarried person

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.)

LT 26, PLAT OF CAREFREE ACRES SUBDIV. NO. 1

Tax Parcel Number(s): P63507 / 3870-000-026-0001

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

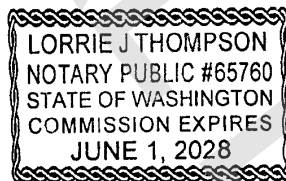
Dated: 07-16-2025Anita Jo Mitchell
Anita Jo MitchellState of Washington
County of SkagitThis record was acknowledged before me on July 16, 2025 by Anita Jo Mitchell.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P63507 / 3870-000-026-0001

LOT 26, PLAT OF CAREFREE ACRES SUBDIVISION NO. 1, AS RECORDED IN VOLUME 8 OF PLATS, PAGE 62, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Carefree Acres Subdivision No. 1:

Recording No: 644847
2. Utility Easement as disclosed by various instruments of record

Affects: 5 feet along roadway
3. Variance and the terms and conditions thereof:

Recording Date: July 25, 1984
Recording No.: 8407250023
4. 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: August 12, 1992
Recording No.: 9208120081

and Re-Recording Date: August 18, 1992
and Re-Recording No.: 9208180055
5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: The Carefree Acres Owner's Association
Recording Date: August 12, 1992
Recording No.: 9208120081
6. 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

EXHIBIT "B"Exceptions
(continued)

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."

7. 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 Number:	P63507/3870-000-026-0001
Levy Code:	3415
Assessed Value-Land:	\$5,400.00
Assessed Value-Improvements:	\$7,300.00

General and Special Taxes:	Billed:\$148.63
	Paid: \$148.63
	Unpaid:\$0.00

8. Assessments, if any, levied by Carefree Acres Recreational Management Association.
9. Assessments, if any, levied by The Carefree Acres Owner's Association.
10. City, county or local improvement district assessments, if any.