

When recorded return to:

Ryan Mikel Moore
1811 Copper Pond Place
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252490

Aug 04 2025

Amount Paid \$8583.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23955-TB

P80210/4361-000-011-0002 Lot 11, PLAT OF SANDALWOOD & Section 17, Township 34 North,
Range 4 East - NE NE

THE GRANTOR(S) **Ernest M. Grau III and Diana A. Grau, husband and wife**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Ryan Mikel Moore, an unmarried man**

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

PARCEL A:

Lot 11, PLAT OF SANDALWOOD, as per plat recorded in Volume 11 of Plats, page 78, records of Skagit County,
Washington

Situate in the County of Skagit, State of Washington.

PARCEL B:

That portion of the South half of the Northeast quarter of the Northeast quarter Section 17, Township 34 North,
Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the South half of the Northeast quarter of the Northeast quarter; thence South
10 feet
thence East 184.85 feet to the true point of beginning said point being the Northwest corner of Lot 11, Plat of
Sandalwood",
thence North 10 feet;
thence East 84.93 feet;
thence South 10 feet to the Northeast corner of said Lot 11;
thence West 84.93 feet to the point of beginning.

Statutory Warranty Deed
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Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:

Lot 11, PLAT OF SANDALWOOD & Section 17, Township 34 North, Range 4 East - NE NE

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 as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P80210/4361-000-011-0002

Dated: July 30, 2025

Ernest M. Grau III
Ernest M. Grau III

Diana A. Grau
Diana A. Grau

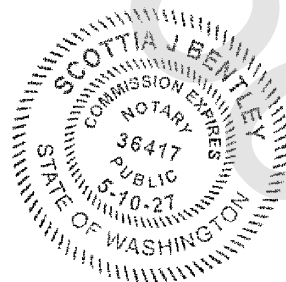
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 30th day of July, 2025, by Ernest M. Grau III and Diana A. Grau.

Scott Bentley
Signature

Notary
Title

My commission expires: 05/10/27



Statutory Warranty Deed
LPB 10-05

EXHIBIT A

25-23955-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (A) Unpatented mining claims. (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof. (C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records. (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
9. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: July 14, 1977

Recorded: August 10, 1977

Auditor's No.: 862312

Executed By: Sandalwood, a Limited Partnership, Lanney Wixson, General Partner

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: May 23, 1983

Recorded: May 24, 1983

Auditor's No.: 8305240026

Executed By: Lot Owners

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Sandalwood

Recorded: August 9, 1977

Auditor's No: 862248

Statutory Warranty Deed
LPB 10-05

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11. Agreement, including the terms and conditions thereof; entered into;
By: City of Mount Vernon
And Between: Choice Homes
Recorded: June 4, 1984
Auditor's No.: 8406040017, records of Skagit County, Washington
Providing: Terms and conditions of hookup to Mount Vernon City Sewer System

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS,
FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS
AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT
PLAT/SURVEY:
Name: Survey
Recorded: August 28, 1986
Recording No.: 8608280019

End of Exhibit A