

When recorded return to:
Eva Marie Wagoner
12528 Markwood Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252514
Aug 05 2025
Amount Paid \$5285.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059369

CHICAGO TITLE
620059369

STATUTORY WARRANTY DEED

THE GRANTOR(S) Melissa Thompson, 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 Eva Marie Wagoner, a single woman

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.)

TRACT "B", SP NO. 73-80, REC NO. 8006180014, BEING A PTN OF NE 1/4 SW 1/4,
SEC 6-34-4E, W.M.
Tax Parcel Number(s): 340406-0-084-0009, P23706

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 8.4.25

Melissa Thompson
Melissa Thompson

State of Washington
County of Skaquil

This record was acknowledged before me on 8/4/2025 by Melissa Thompson.

Marina T Ball
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: April 16, 2029



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 340406-0-084-0009, P23706

TRACT "B" SHORT PLAT NO. 73-80, LOCATED IN SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., APPROVED JUNE 18, 1980, AND RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 114, UNDER AUDITOR'S FILE NO. 8006180014, 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 Short Plat No. 73-80:

Recording No: 8006180014

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. 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.: P23706 / 340406-0-084-0009
Levy Code: 1195
Assessed Value-Land: \$194,900.00
Assessed Value-Improvements: \$309,900.00

General and Special Taxes:

Billed: \$4,809.93
Paid: \$2,405.01
Unpaid: \$2,404.92

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