

When recorded return to:

Dannielle Marie Hancock Kohut and Mason Kohut
7664 Powerline Road
Marblemount, WA 98267

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252522

Aug 06 2025

Amount Paid \$6885.00
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

CHICAGO TITLE
620059453

Escrow No.: 620059453

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shirley Mary Patricia Songhurst, who acquired title as Shirley M. Herd, 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 Dannielle Marie Hancock Kohut and Mason Kohut, 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.)

TRACT 4, SP NO. 17-82, REC NO. 8307220001; BEING PTN SW 12-35-10

Tax Parcel Number(s): P45175 / 351012-3-001-0303

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 07-31-2025

Shirley Mary Patricia Songhurst by Suzanne Jeanene Craighead as
Shirley Mary Patricia Songhurst by Suzanne Jeanene Craighead as attorney in fact *attorney in fact*

State of Oklahoma
County of Oklahoma

This record was acknowledged before me on July 31, 2025 by Suzanne Jeanene Craighead as
Power of Attorney of Shirley Mary Patricia Songhurst.

Valerie D. Dunn, noty public
(Signature of notary public) Valerie D. Dunn
Notary Public in and for the State of Oklahoma
My commission expires: 09-29-2027



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P45175 / 351012-3-001-0303

TRACT 4 OF SKAGIT COUNTY SHORT PLAT NO. 17-82, AS APPROVED JULY 18, 1983, AND RECORDED IN VOLUME 6 OF SHORT PLATS, PAGE 73, UNDER AUDITOR'S FILE NO. 8307220001, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE CITY OF SEATTLE RAILROAD RIGHT-OF-WAY AS CONDEMNED UNDER SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 9510.

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:	City of Seattle
Purpose:	electric transmission and/ or distribution line
Recording Date:	September 11, 1929
Recording No.:	226631
Affects:	as described in said instrument

2. Easement regarding electric transmission and/ or distribution line as reserved in Deed from the City of Seattle, including the terms and conditions thereof:

Recording Date:	November 10, 1971
Recording No.:	760382

3. Agreement for Use of the City of Seattle Transmission line easement right-of-way and the terms and conditions thereof:

Recording Date:	March 14, 1983
Recording No.:	8303140013

4. 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:

Recording No:	8307220001
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5. Skagit County Planning & Development Services Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date:	September 15, 2005
Recording No.:	200509150007

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Energy, Inc., a Washington corporation
Purpose:	Electric transmission and/or distribution line
Recording Date:	December 26, 2007
Recording No.:	200712260048
Affects:	As described

EXHIBIT "B"

Exceptions
(continued)

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