

202508120046

08/12/2025 02:24 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

**When recorded return to:**  
Barbara Tracy Donovan  
8399 Dyer Street  
Lyman, WA 98263

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20252593  
Aug 12 2025  
Amount Paid \$4725.00  
Skagit County Treasurer  
By Cain Cress Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620059637

**CHICAGO TITLE CO.**  
*1020059637*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Hanson Family Investments, LLC, a Washington limited liability company for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Barbara Tracy Donovan, 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.)

PTN. SW NE, SEC. 17-35-6E, W.M.

Tax Parcel Number(s): P41379 / 350617-0-060-0001

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

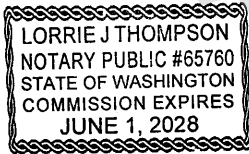
Dated: 8-4-25

Hanson Family Investments, LLC  
BY: Darlene Hanson  
Darlene Hanson  
Manager

State of Washington  
County of SKagit

This record was acknowledged before me on August 4, 2025 by Darlene Hanson as  
Manager of Hanson Family Investments, LLC.

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): P41379 / 350617-0-060-0001**

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF DYER AVENUE AND THE NORTH LINE OF SECOND STREET IN THE TOWN OF LYMAN, SKAGIT COUNTY, WASHINGTON;  
THENCE NORTH, 86.00 FEET;  
THENCE EAST TO THE WEST LINE OF ALLEY;  
THENCE SOUTH TO THE NORTH LINE OF SECOND STREET;  
THENCE WEST ALONG THE NORTH LINE OF SECOND STREET TO THE POINT OF BEGINNING;

EXCEPT THE NORTH 1.90 FEET THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF DYER AVENUE AND THE NORTH LINE OF SECOND STREET IN THE TOWN OF LYMAN, SKAGIT COUNTY, WASHINGTON;  
THENCE NORTH, 84.10 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH, 1.90 FEET;  
THENCE EAST TO THE WEST LINE OF ALLEY;  
THENCE SOUTH 1.90 FEET;  
THENCE WEST TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED DYER AVENUE AND SECOND STREET IN THE TOWN OF LYMAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF DYER AVENUE AND THE NORTH LINE OF SECOND STREET, IN THE TOWN OF LYMAN, SKAGIT COUNTY, WASHINGTON;  
THENCE SOUTH 87°56'42" EAST, 121.00 FEET ALONG THE NORTH LINE OF SECOND STREET TO THE WEST LINE OF THE ALLEY;  
THENCE SOUTH 2°03'18" WEST, 5.50 FEET;  
THENCE NORTH 87°56'42" WEST, 116.00 FEET TO A POINT OF CURVATURE TO THE RIGHT;  
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY;  
THENCE NORTH 2°03'18" EAST, 64.60 FEET;  
THENCE SOUTH 87°56'42" EAST, 20.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DYER AVENUE, VACATED BLOCK K, TOWN OF LYMAN;  
THENCE SOUTH 2°03'18" WEST, 84.10 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Resolution Vacating Portions of Streets Town of Lyman and the terms and conditions thereof:

Recording Date: May 18, 2023  
Recording No.: 202305180013

2. 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 Boundary Line Adjustment

Recording No: 202504070057

3. 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: 202504070058

4. 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."

**EXHIBIT "B"**  
Exceptions  
(continued)

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by Town of Lyman.