

When recorded return to:

Richard A Hallman and Kristi A Hallman
863 Burlingame Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252638

Aug 15 2025

Amount Paid \$4725.00
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

CHICAGO TITLE
620059324

Escrow No.: 620059324

STATUTORY WARRANTY DEED

THE GRANTOR(S) Melissa Boe as Personal Representative of The Estate of Arthur B. Palmer deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Richard A Hallman and Kristi A Hallman, 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.)

PTN OF SE 1/4 OF SEC 22-34-4E

Tax Parcel Number(s): P27498 / 340422-0-001-0108

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 8/16/25

Estate of Arthur B. Palmer deceased

BY: Melissa Boe
Melissa Boe
Co-Personal Representative

State of Washington

County of SKagit

This record was acknowledged before me on August 6, 2025 by Melissa Boe as Personal Representative, respectively, of Estate of Arthur B. Palmer deceased.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

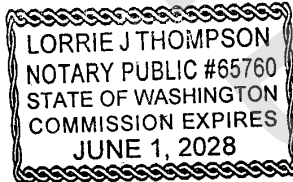


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P27498 / 340422-0-001-0108

THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET WEST AND 162 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE WEST 330 FEET;

THENCE SOUTH 132 FEET;

THENCE EAST 330 FEET;

THENCE NORTH 132 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Planning & Permit Center, Record of Lot Certification, and the terms and conditions thereof:
Recording Date: January 29, 2001
Recording No.: 200101290082
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: To construct, improve, repair and maintain a septic drain field
Recording Date: March 16, 2001
Recording No: 200103160035
Affects: as described in said instrument
And as corrected by 202507250068.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: To use the septic mound
Recording Date: July 25, 2025
Recording No: 202507250068
Affects: as described in said instrument

Said easement supersedes and replaces that certain easement recorded under no. 200103160036.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: To construct, improve, repair and maintain a septic drain field
Recording Date: March 19, 2001
Recording No: 200103190008
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Ingress and egress
Recording Date: March 20, 2001
Recording No: 200103200027
6. City, county or local improvement district assessments, if any.
7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

EXHIBIT "B"

Exceptions
(continued)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: P27497
Purpose: Driveway Access Easement
Recording Date: July 25, 2025
Recording No.: 202507250068
Affects: A portion of said premises

9. 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: 202507290272