

When recorded return to:
Abraham Curry and Danielle Curry
20076 Sinnes Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253456
Oct 21 2025
Amount Paid \$26205.00
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.: 620059479

CHICAGO TITLE
62005-1479

STATUTORY WARRANTY DEED

THE GRANTOR(S) Randy M Lawrence, an unmarried person and Anyah R Childs, who aquired title as Anyah R Lawrence, an unmarried person, as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Abraham Curry and Danielle Curry, 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.)

LT. 1 AND PTN LT. 4, SP NO. 54-88, REC NO. 8812020005; BEING PTN SW 16-33-04

Tax Parcel Number(s): P16672/330416-3-002-0118

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10-20-25

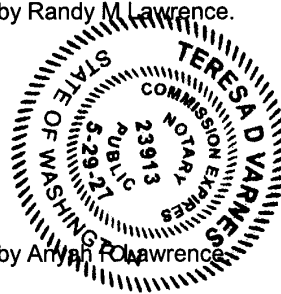
Randy M Lawrence
Randy M Lawrence

Anyah R Childs
Anyah R Childs

State of Washington
County of SKAGIT

This record was acknowledged before me on 10-20-25 by Randy M Lawrence.

Teresa D Yarnes
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 5/29/27



State of Washington
County of SKAGIT

This record was acknowledged before me on 10-20-2025 by Anyah R Lawrence.

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

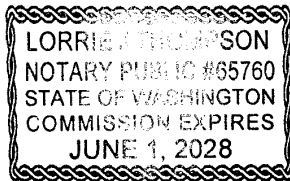


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P16672/330416-3-002-0118

LOT 1, SHORT PLAT NO. 54-88, APPROVED NOVEMBER 28, 1988 AND RECORDED DECEMBER 2, 1988 IN VOLUME 8 OF SHORT PLATS, PAGE 92, UNDER AUDITOR'S FILE NO. 8812020005, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST W.M.

TOGETHER WITH THAT PORTION OF LOT 4 OF SKAGIT COUNTY SHORT PLAT NO. 54-88, APPROVED NOVEMBER 30, 1988 AND RECORDED DECEMBER 2, 1988 IN BOOK 8 OF SHORT PLATS, PAGE 92, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8812020005. BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT NO. 54-88; THENCE NORTH 88 DEGREES 12' 40" WEST 82.82 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 1 DEGREE 56' 36" EAST 112.06 FEET ALONG THE LINE OF SAID LOT 1; THENCE NORTH 88 DEGREES 12' 40" WEST 50.00 FEET ALONG THE SOUTH LINE OF SAID LOT 1;

THENCE SOUTH 1 DEGREE 56' 36" WEST 112.06 FEET PARALLEL WITH THE EAST LINE OF SAID LOT 1 TO A POINT BEARING NORTH 88 DEGREES 12' 40" WEST FROM THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 12'40" EAST 50.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 153866

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 SKAGIT COUNTY SHORT PLAT NO. 54-88:

Recording No: 8812020005

3. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: April 26, 1989
Recording No.: 8904260026

Said instrument is a re-recording of instrument recorded under Auditor's File No. 8904120053.

4. Service Contract including the terms, covenants and provisions thereof

Recording Date: July 16, 1999
Recording No.: 9907160127

5. Skagit County Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: September 14, 1999
Recording No.: 199909140050

6. Agreement and Release including the terms, covenants and provisions thereof

Recording Date: September 22, 1999
Recording No.: 199909220040

EXHIBIT "B"Exceptions
(continued)

7. Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:

Recording Date: August 14, 2019
Recording No.: 201908140065
8. 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."
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.