

POOR ORIGINAL

When recorded return to:

Pamela A Hannah and James E Hannah
23227 Buchanan Place
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

THE GRANTOR(S) Darren M. Hanson and Damaris E. Hanson, husband and wife

for and in consideration of \$10.00 and other good and valuable consideration
in hand paid, conveys, and warrants to Pamela A Hannah and James E Hannah, 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.

Subject to: see attached Exhibit "B"

Abbreviated Legal: Lot 8, Blk 5, Bingham Acreage

Tax Parcel Number(s): 3864-005-008-0000/P118428

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5872

Dec 22 2021

Amount Paid \$4565.00

Skagit County Treasurer

By Lena Thompson Deputy

LPB 10-05

Dated: December 5, 2021

Darren M. Hanson

Darren M. Hanson

Damaris E. Hanson

Damaris E. Hanson

State of Washington

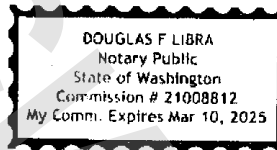
County of Snohomish

This record was acknowledged before me on 12/20/2021 by Darren M. Hanson
and Damaris E. Hanson

Douglas F. Libra

Notary Public

My commission expires: 3/10/2025



Title Order No.: 203653-LT

ALTA COMMITMENT

EXHIBIT A

PARCEL "A":

Lot 8, Block 5,"BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress, egress, utilities and septic drainfield as granted in Declaration of Easements recorded September 17, 2001, under Auditor's File No. 200109170140 and January 17, 2003, under Auditor's File No. 200301170133, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

END OF EXHIBIT A

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

ALTA Commitment for Title Insurance

Title Order No.: 203653-LT

**ALTA COMMITMENT
SCHEDULE B – PART II
(Continued)
SPECIAL EXCEPTIONS**

1. DECLARATION OF EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE:

Recorded: June 15, 2000

Auditor's No.: 200006150112

Said instrument is a re-recording under Auditor's File No. 200006140193.

2. DECLARATION OF COVENANTS AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Buchanan Avenue LLC

Recorded: August 15, 2001

Auditor's No.: 200108150117

AMENDED DECLARATION OF COVENANTS:

Recorded: September 11, 2001

Auditor's No.: 200109110087

(Affects Lots 1-13, Block 5)

3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Buchanan Avenue LLC, a Washington limited liability company

Purpose: For ingress, egress and the installation, repair and maintenance of utilities and septic drainfield

Area Affected: As described therein

Dated: August 20, 2001

Recorded: August 22, 2001

Auditor's No.: 200108220078

AMENDMENT TO DECLARATION OF EASEMENT:

Recorded: September 17, 2001

Auditor's No.: 200109170140

2ND AMENDMENT TO DECLARATION OF EASEMENT:

Recorded: January 17, 2003

Auditor's No.: 200301170133

4. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Stanton Ind. Inc.

And: Buchanan Ave LLC

Dated: September 11, 2001

Recorded: September 11, 2001

Auditor's File No.: 200109110089

Regarding: Clear stream mechanical aerobic treatment system

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ALTA Commitment for Title Insurance

Title Order No.: 203653-LT

5. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Mike/Lisa Schutt
And: Skagit County Health Department
Dated: July 18, 2002
Recorded: July 24, 2002
Auditor's File No.: 200207240078
Regarding: Aerobic treatment unit service agreement

6. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Purpose: Construction and maintenance of a water, sewer and communication, lines or other similar public services related facilities
Area Affected:

That portion of Lot 8, Block 5, "Bingham Acreage", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, as described in the following: A strip of land 50 feet in width lying 25 feet on either side of the following described centerline: Beginning at the Northeast corner of Lot 9, Block 5, "Bingham Acreage", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; thence North 88°55'59" West, along the North line thereof, a distance of 319.28 feet to the Northwest corner of said Lot 9, said point also being the beginning of a curve to the right with a radius of 250.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 41°57'49", an arc length of 174.38 feet to the Northeast corner of Lot 11, Block 5, of said "Bingham Acreage", and the terminus of this line description.

Dated: June 24, 2003
Recorded: June 30, 2003
Auditor's File No.: 200306300097

7. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Clear Lake, LLC, a Washington limited liability company
Purpose: For the placement, construction, repair and maintenance of a drainfield pipeline
Area Affected: The West 20 feet
Dated: July 7, 2003
Recorded: July 10, 2003
Auditor's File No.: 200307100097

8. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Alice Hanson and/or Darren
And: Skagit County Health Dept.
Dated: August 11, 2006
Recorded: August 21, 2006
Auditor's File No.: 200608210075
Regarding: Aerobic Treatment Unit Service Agreement

9. Lot Certification and the terms and conditions thereof as recorded August 21, 2006 under Auditor's File No. 200608210139.

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ALTA Commitment for Title Insurance