

202307210030

07/21/2023 10:32 AM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor, WA

When recorded return to:

**Shawna Mashel Prater
25209 Star View Road
Mount Vernon, WA 98273**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237353

Jul 21 2023

Amount Paid \$9633.20

Skagit County Treasurer

By Kaylee Oudman Deputy

Filed for Record at Request of

Northwest Escrow, LLC

Escrow Number: 23-1907

**CHICAGO TITLE COMPANY
620053603**

Statutory Warranty Deed

THE GRANTOR Mary Louise Anderson, an unmarried woman for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Shawna Mashel Prater and Mark Alan Prater, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

TRACT A PTN LT. B, SKAGIT COUNTY SP NO. 53-78, BEING PTN S 1/2 SE 1/4 SW 1/4 SW 1/4
SW 1/4
20-34-5E, W.M

Tax Parcel Number(s): P30382/ 340520-3-004-0019, P113561/ 340520-3-003-0100

See attached EXHIBIT "A" Legal Description

Subject to: See attached EXHIBIT "B" and by this reference made a part hereto.

Dated July 14, 2023

Mary Louise Anderson
Mary Louise Anderson

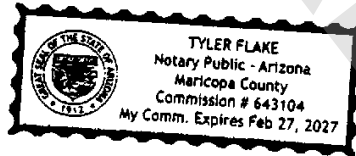
STATE OF AZ }
COUNTY OF Maricopa } SS:

I certify that I know or have satisfactory evidence that Mary Louise Anderson

is the person who appeared before me, and said person acknowledged that he/she
signed this instrument and acknowledge it to be his/her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: July 14, 2023

Tyler Flake
Notary Public in and for the State of AZ
Residing at Maricopa
My appointment expires: 2/27/2027



Escrow No.: 23-1907

Exhibit "A"

Legal Description:

TRACT A OF SKAGIT COUNTY SHORT PLAT NO. 53-78, APPROVED AUGUST 24, 1978, AND RECORDED AUGUST 29, 1978, IN VOLUME 3 OF SHORT PLATS, PAGE 2, UNDER AUDITOR'S FILE NO. 886473, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 20, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M.;

TOGETHER WITH THAT PORTION OF TRACT B OF SAID SKAGIT COUNTY SHORT PLAT NO. 53-78, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT A OF SAID SKAGIT COUNTY SHORT PLAT NO. 53-78; THENCE NORTH 89°14'06" WEST ALONG THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 328.89 FEET; THENCE SOUTH 02°03'28" WEST PARALLEL WITH THE WEST LINE OF SAID TRACT A, A DISTANCE OF 662.19

FEET TO THE SOUTH LINE OF SAID TRACT B; THENCE SOUTH 89°09'55" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 328.88 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A;

THENCE NORTH 02°03'28" EAST ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 662.60 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Escrow No.: 23-1907

Exhibit "B"

Subject to:

Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Recording Date: March 12, 1942

Recording No.: 350120

Affects: Parcel A

The Company makes no representations about the present ownership of these reserved and excepted interests.

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

Purpose: Ingress, egress, utilities and property

Recording Date: December 5, 1977

Recording No.: 869831

Affects: A 60 foot strip across said premises

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

In favor of: Puget Sound Power & Light Company, a Washington corporation

Purpose: Underground electric system

Recording Date: March 2, 1978

Recording No.: 874594

Affects: Portion of said premises

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

Purpose: Ingress and egress and utilities

Recording Date: December 5, 1977

Recording No.: 869841

Affects: Portion of said premises

and Re-Recording Date: April 19, 1978

and Re-Recording No.: 877758

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 Skagit County Short Plat No. 53-78:

Recording No.: 886473

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

In favor of: Sheila Fox

Purpose: Access

Recording Date: October 7, 1981

Recording No.: 8110070040

Affects: Portion of said premises

EXHIBIT "B" Continued

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

In favor of: Sheila Fox
Purpose: Ingress, egress and utilities
Recording Date: June 11, 1990
Recording No.: 9006110103
Affects: Portion of said premises

Conditional Use Permit and the terms and conditions thereof:

Recording Date: January 30, 1996
Recording No.: 9601300049

Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 10, 1996
Recording No.: 9612100064
Recording No.: 9612100065
Recording No.: 9612100066

Special Use Permit Modification SPU 94-037 and the terms and conditions thereof:

Recording Date: June 12, 1998
Recording No.: 9806120006

Shoreline Substantial Development Conditional Use Permit Modification SHL 95-038 and the terms and conditions thereof:

Recording Date: June 12, 1998
Recording No.: 9806120007

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: 199911230052

Water Service Agreement and the terms and conditions thereof:

Executed by: Public Utility District No. 1 of Snohomish County and Brady P. Storsteen and Karen S. Storsteen
Recording Date: September 7, 2000
Recording No.: 200009070014

Exhibit "B"

Continued

Lot of Record Certification and the terms and conditions thereof:

Recording Date: April 10, 2009
Recording No.: 200904100092

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."

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