202404040017
04/04/2024 09:33 AM Pages: 1 of 4 Fees: $306.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Gary Swearinger and Dana Swearinger
9103 Harvey Rd
Blaine, WA 98230

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240128
Apr 04 2024
Amount Paid $2233.00
Skagit County Treasurer
By Lena Thompson Deputy

Chicago Title 620055900

STATUTORY WARRANTY DEED

Chicago Title 620055900

THE GRANTOR(S) David Scott Ledford, also appearing of record as David S. Ledford, an unmarried person

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys and warrants to Gary Swearinger and Dana Swearinger, 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.)

Lot(s): 1-6, 15-19 and 20* Section: 10 Township: 35 Range: 8 Block: 4 APN/Parcel ID(s): P109035, P70635 & P70636 *Martings Addition to Baker

Tax Parcel Number(s): P109035, P70635 & P70636

Subject to:

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

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

Dated: April 2, 2024

David Scott Ledford

State of Washington

County of SKAGIT

(Signature of notary public) C.D. Walker
Notary Public in and for the State of Washington
My appointment expires: 12.12.24

C D Walker
Notary Public
State of Washington
Commission Number 189342
My Commission Expires
December 12, 2024

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EXHIBIT "A"
Legal Description

PARCEL A:

LOTS 1, 2, 3, 4, 5 AND 6, INCLUSIVE, BLOCK 4, MARENGO ADDITION TO BAKER, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 97, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

LOTS 15, 16, 17, 18 AND 19, INCLUSIVE, BLOCK 4, MARENGO ADDITION TO BAKER, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 97, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL C:

LOT 20, BLOCK 4, MARENGO ADDITION TO BAKER, ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 3 OF PLATS, PAGE 97, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THAT PORTION OF SAID LOT 20, BLOCK 4, MARENGO ADDITION TO BAKER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 20;
THENCE NORTH 37 FEET ALONG THE EAST LINE OF LOT 20;
THENCE SOUTHWEST 48.92 FEET TO A POINT ON THE SOUTH LINE OF LOT 20 WHICH IS 1.75 FEET EAST OF THE SOUTHWEST CORNER OF LOT 20;
THENCE WEST 32 FEET ALONG THE SOUTH LINE OF LOT 20 TO THE POINT OF BEGINING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

UNOFFICIAL DOCUMENT

EXHIBIT "B"
Exceptions

1. 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 the Plat of Marengo Addition to Baker:

Recording No: 85801

2.. 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 becompatible 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 associatedactivities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has establishednatural resource management operations as a priority use on designated Natural Resource Lands, and arearesidents 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."

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.