202409230068
09/23/2024 02:33 PM Pages: 1 of 3 Fees: $305.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:

Cynthia Kay Black
7408 McDaniels Drive
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242259
Sep 23 2024
Amount Paid $10630.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-21519-TB

THE GRANTOR(S) **Pamelynn M. Spangler, an unmarried woman**, 28123 240th Avenue Southeast, Maple Valley, WA 98038,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Cynthia Kay Black, a married woman**

the following described real estate, situated in the County Skagit, State of Washington:

Lots 1 through 3, inclusive, and Lots 22 through 24, inclusive, in Block 3, HAMSTROM'S ADDITION TO GRASSMERE, according to the plat thereof recorded in Volume 3 of plats, page 82, records of Skagit County, Washington; TOGETHER WITH the North 20 feet of Lots 4 and 21, in Block 3 of HAMSTROM'S ADDITION TO GRASSMERE.

AND TOGETHER WITH all that portion of the East Half of vacated Second Street, vacated alley, and vacated First Street in and abutting Block 3 of HAMSTROM'S ADDITIONS TO GRASSMERE, as reverted thereto by operation of law by Skagit County Commissioners Final Order to Vacate Resolution No. R20090337 by that instrument recorded under Auditor's File No. 200909300105, lying between the Easterly and Westerly extensions of the North and South lines of the above described tract of land.

(Also known as Tract A of Boundary Line Adjustment Survey recorded under Auditor's File No. 200910210063)

Situated in Skagit County, Washington.

Abbreviated legal description: Property 1:
Ptn. Lots 1-4 & 21-24, Block 3, HAMSTROM'S ADDITION TO GRASSMERE (aka Tr A Survey 200910210063)

Tax Parcel Number(s): P71050/4067-003-024-0008

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This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P71050/4067-003-024-0008

Dated: 9/18/2024

Pamelynn M. Spangler

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 18 day of September, 2024 by Pamelynn M. Spangler.

Signature

Notary Public
Title

My commission expires: Nov 1 2026

SHEILA M BURRUS
Notary Public
State of Washington
Commission # 124967
My Comm. Expires Nov 1, 2026

EXHIBIT A

24-21519-TB

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Hamstrom's Addition to Grassmere recorded July 7, 1909 as Auditor's File No. Vol. 3 of Plats, Page 82.

10. Agreement and Floating Easement for As-Build Water Line & Hydrant and the terms and conditions thereof
Recording Date: May 18, 2000
Recording No.: 200005180036

11. Public or private easements, if any, over vacated portion of said premises.

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
Reserved by: Board of County Commissioners
Purpose: For all existing and future utilities, including extensions and improvements thereto, and recognition of any franchises of record
Recording Date: September 30, 2009
Recording No.: 200909300105

13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Boundary Line Adjustment Survey recorded on October 21, 2009 as Auditor's File No. 200910210063.

14. Lot certification, including the terms and conditions thereof, recorded on April 27, 2010 as Auditor's File No. 201004270087. Reference to the record being made for full particulars. The company makes no determination as to its affects.

15. Road Maintenance Agreement and the terms and conditions thereof

Recording Date: March 21, 2011
Recording No.: 201103210042

Said document being a re-recording of Auditor's File No. 201010140047.

16. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on June 26, 2013 as Auditor's File No. 201306260082 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

End of Exhibit A

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