202606150067
06/15/2026 03:09 PM Pages: 1 of 4 Fees: $306.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:

Catherine Swanson, Dwayne Swanson, Jessica Violet Elliott, and Curtis E. Swanson
221 Belmark Avenue
Granite Falls, WA 98252

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261841
Jun 15 2026
Amount Paid $2245.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

INSURED BY
CHICAGO TITLE
620062232

Reference: 26-92-NES

THE GRANTOR(S)
Michael A. Walker and Kelly F. Walker, a married couple,

for and in consideration of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ($10.00)

in hand paid, conveys and warrants to
Jessica V. Elliott and Curtis E. Swanson, wife and husband and Dwayne V. Swanson and Catherine A. Swanson, husband and wife

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

LT 1, SKAGIT COUNTY SHORT PLAT NO. 96-101, REC NO. 9712230021, PTN NE 1/4 SEC 28-35-9E, W.M.

Tax Parcel Number(s): 350928-1-001-0100/P113244

Subject To:

See Exhibit "B" attached hereto and made a part hereof.

Dated: June 13th, 2026

Michael A. Walker
Michael A. Walker

Kelly F. Walker
Kelly F. Walker

STATE OF WASHINGTON
COUNTY OF ~~SNOHOMISH~~ PIERCE
KAP

This record was acknowledged before me on this 13th day of KAP June ~~July~~, 2026, by Michael A. Walker and Kelly F. Walker.

Kristi Ann Pond
Signature

Notary Public - Kristi Ann Pond
Title

WA State - Pierce county
My commission expires: 09/09/2028

KRISTI ANN POND
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 103642
COMMISSION EXPIRES 09/09/2028

Notarized remotely online using communication technology via Proof.

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EXHIBIT A
LEGAL DESCRIPTION

LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 96-101. APPROVED DECEMBER 12, 1996, RECORDED DECEMBER 23, 1996, IN BOOK 13 OF SHORT PLATS, PAGES 75 AND 76, UNDER AUDITOR'S FILE NO.9712230021, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE W. M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Exhibit "B"

Reservations contained in deed: Recording Date: October 26, 1995 Recording No.: 9510260096

Covenants, conditions, restrictions and easements 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 2, 1997 Recording No.: 9712020083

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. 96-101: Recording No: 9712230021

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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."

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

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

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