

When recorded return to:
Mary Kay Barbieri
16002 Colony Road
Bow, WA 98232



201607150086
Skagit County Auditor \$77.00
7/15/2016 Page 1 of 5 11:38AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245383708

CHICAGO TITLE
620028055

STATUTORY WARRANTY DEED

THE GRANTOR(S) Melinda A. Creed, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Mary Kay Barbieri, a married person as her separate property

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.)

PTN SW, 26-36-03 AND PTN SE, 27-36-03

Tax Parcel Number(s): P115001, 360327-4-005-0100

Subject to: Grantees Exceptance on Exhibit "B" attached hereto and made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162483
JUL 15 2016

Amount Paid \$ 8887.20
By *[Signature]* Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 6, 2016

Melinda A. Creed
Melinda A. Creed

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Melinda A. Creed is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-7-16
Marlin DuBois
Name: MARLIN DU BOIS
Notary Public in and for the State of WA
Residing at: Bham
My appointment expires: 3-17-19

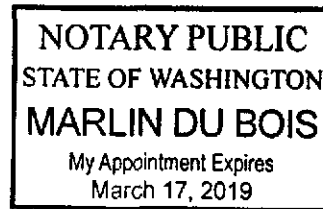


EXHIBIT "A"
Legal Description

That portion of the Southeast Quarter of Section 27, and the Southwest Quarter of Section 26, all in Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of the Southwest Quarter of said Section 26, which lies North 00°16'42" East, a distance of 400 feet from the Southwest corner thereof;
Thence North 00°16'42" East along the West line of said Section 26, which is also the East line of Kallstrom Road (Established in 1900, as the M. Davidson Road), a distance of 76.45 feet;
Thence North 17°30'18" West along the East line of Kallstrom Road, a distance of 207.89 feet to the point of beginning of this description;

Thence along the East line of Kallstrom Road through the following three courses:

Thence North 17°30'18" West, a distance of 43.16 feet;
Thence North 00°56'42" East, a distance of 285.60 feet;
Thence North 6°39'18" West, a distance of 458.18 feet to the West line of the now existing Colony Road;
thence along the West line of Colony Road through the following three courses;

Thence South 24°31'20" East, a distance of 18.56 feet to the point of curvature of a curve concave to the West having a radius of 552.96 feet;
Thence Southerly along said curve through a central angle of 9°19'00" and an arc distance of 89.91 feet;
Thence South 15°12'20" East, a distance of 671.71 feet to a point which lies North 78°05'45" East from the point of beginning of this description;
Thence South 78°05'45" West, a distance of 156.39 feet to the point of beginning of this description.

Situated in Skagit County, Washington

Exhibit "B"

Exceptions and reservations as contained in instrument;

Recorded: February 23, 1926

Auditor's No.: 191758, records of Skagit County, Washington

Executed By: John J. Peth and Mary J. Peth, husband and wife

As Follows: Excepting from the above description, all roads, either public or private, rights of way for Railroad and tract used for cemetery purposes.

NOTE: The tract used for cemetery purpose cannot be located of record.

Record of a Survey;

Recorded: August 31, 2005

Auditor's File No.: 200508310190, records of Skagit County, Washington

Conditional Agreement regarding Alternative Sewer System Installation, including the terms, covenants and provisions thereof

Recording Date: September 1, 1987

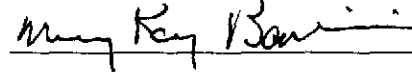
Recording No.: 8709010049

Title Notification, including the terms, covenants and provisions thereof

Recording Date: September 22, 1999

Recording No.: 199909220001

Read and Accepted by Grantee:



Mary Kay Barbieri

SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 23, 2016
between Mary Kay Barbieri ("Buyer")
and Creed ("Seller")
concerning 16002 Colony Road Bow WA 98232 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Mary Kay Barbieri 06/23/2016
Sent 6/23/2016 1:21:11 PM PDT Date
Mary Kay Barbieri
Buyer Date

Authentication
Creed 6/23/2016
Sent 6/23/2016 3:02:23 PM PDT Date
Seller Date