



Skagit County Auditor \$76.00  
9/9/2016 Page 1 of 4 3:17PM



Skagit County Auditor \$77.00  
9/12/2016 Page 1 of 5 3:58PM

When recorded return to:

Craig Hooks and Megan Watkins  
23008 State Route 9

Mount Vernon, WA 98271

LAND TITLE OF SKAGIT COUNTY

RE-Record to add missing page  
of legal description

155966-0

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S) Ivan Rasmussen and Sandra Rasmussen, husband and wife**

for and in consideration of \$10.00 and good and other valuable considerations  
in hand paid, conveys, and warrants to Craig Hooks, an unmarried man and Megan Watkins, an  
unmarried woman  
the following described real estate, situated in the County of Skagit, State of Washington:

See Attached Exhibit "A" attached hereto and made a part hereof

Abbreviated Legal: Ptn Gov. Lot 1, 36-33-4 E W, M.

Subject to : Exhibit "B" attached hereto and made a part hereof

Subject to: Right to Manage Natural Resource Lands Disclosure (attached)

Tax Parcel Number(s): 330436-0-013-0000 ID No. P17863

Dated: September 7, 2016

Ivan Rasmussen

Sandra Rasmussen

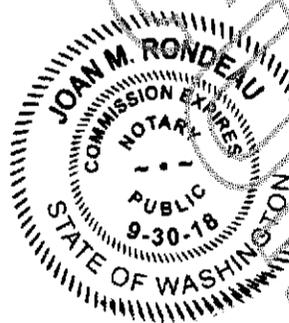
State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that Ivan Rasmussen and Sandra Rasmussen  
(is/are) the person(s) who appeared before me, and said person(s) acknowledge that (he/she/they)  
signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses  
and purposes mentioned in this instrument.

Dated: 09.08.2016

Notary Public in and for the State of Washington

My appointment expires: 09.30.2018



2016 4085 SKAGIT COUNTY WASHINGTON  
SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX  
REAL ESTATE EXCISE TAX

SEP 12 2016

2016 4050  
SEP 09 2016

Amount Paid \$ 0  
By MF Skagit Co. Treasurer Deputy

Amount Paid \$ 6502.00  
By Mh Skagit Co. Treasurer Deputy

EXHIBIT "A"

Schedule "A-1"

DESCRIPTION:

That portion of Government Lot 1, Section 36, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point which is 1,848 feet East and 30 feet South of the Northwest corner of the Northeast ¼ of said Section 36;  
thence South 417.4 feet;  
thence East 156.7 feet;  
thence North 208.7 feet;  
thence East to the West line of the County Road;  
thence Northerly, along the West line of the County Road, to a point 30 feet South of the North line of the Section;  
thence West to the point of beginning.

TOGETHER WITH that portion of Government Lot 1, Section 36, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point 1,587.3 feet East and 30 feet South of the Northwest corner of the Northeast ¼ of said Section 36;  
thence South 208.7 feet;  
thence Southerly to a point which is 1,579.6 feet East and 253.16 feet South of the Northwest corner of said Northeast ¼;  
thence South 1° West 210.5 feet;  
thence North 88°36' East 134.5 feet;  
thence Easterly to a point which is 1,796 feet East and 447.4 feet South of the Northwest corner of said Northeast ¼;  
thence East a distance of 52 feet;  
thence Northerly to a point which is 1,848 feet East and 30 feet South of the Northwest corner of said Northeast ¼;  
thence West on a line which is 30 feet South of the North line of said Northeast ¼, a distance of 260.7 feet, more or less, to the point of beginning, EXCEPT THEREFROM the North 205 feet of the West 214 feet thereof.

TOGETHER WITH that tract as conveyed to Ivan and Sandra Rasmussen recorded under Auditor's File No. 9907010021.

TOGETHER WITH the following described tract of land:

Beginning at the North ¼ corner of Section 36, Township 33 North, Range 4 East, W.M.;  
thence North 89°47'52" East along the North line of said Section for 2,155.09 feet;  
thence South 00°12'08" East for 238.70 feet to a point lying on the East line of the English Lumber Company right of way;  
thence North 61°42'53" West along the East line of said right of way for 71.41 feet to the beginning of a curve which is concave to the Northeast having a radius of 320.35 feet;  
thence Northwesterly along the arc of said curve and said right of way through a central angle of 04°23'41" a distance of 24.57 feet to the true point of beginning;

**Schedule "A-1"**

DESCRIPTION CONTINUED:

thence continue Northwesterly along said arc and said right of way, through a central angle of  $04^{\circ}33'59''$ , a distance of 25.53 feet to the Southwest corner of that tract of land conveyed to Ivan and Sandra Rasmussen by Quit Claim Deed recorded under Skagit County Auditor's File No. 9907010021; thence North  $56^{\circ}11'54''$  East along the Southeast line of said tract for 117.50 feet to the beginning of a non-tangent curve which is concave to the Northeast having a radius point which bears North  $48^{\circ}27'07''$  East a distance of 1,012.58 feet, said point lying 30.00 feet Southwest of the as constructed centerline of State Route 9, and on the Southwest line of said State Route 9; thence Southeasterly along the arc of said curve and on the Southwest line of said State Route 9 through a central angle of  $00^{\circ}06'01''$  a distance of 1.77 feet; thence South  $44^{\circ}43'03''$  West for 110.71 feet to the true point of beginning,

EXCEPT the following described tract of land:

Beginning at the North  $\frac{1}{4}$  corner of Section 36, Township 33 North, Range 4 East, W.M.; thence North  $89^{\circ}47'52''$  East along the North line of said Section for 2,155.09 feet; thence South  $00^{\circ}12'08''$  East for 238.70 feet to a point lying on the East line of the English Lumber Company right of way, said point being the true point of beginning; thence North  $61^{\circ}42'53''$  West along the East line of said right of way for 71.41 feet to the beginning of a curve which is concave to the Northeast having a radius of 320.35 feet; thence Northwesterly along the arc of said curve and said right of way through a central angle of  $04^{\circ}23'41''$  a distance of 24.57 feet; thence South  $44^{\circ}43'03''$  West for 19.85 feet; thence South  $61^{\circ}42'53''$  East for 68.22 feet to a point lying 238.70 feet South of the North line of said Section; thence North  $89^{\circ}47'52''$  East for 37.95 feet to the true point of beginning.

EXCEPT tract described as follows:

Beginning at the intersection of the South line of said tract with the West line of the County Road; thence West 76 feet to the East line of the English Lumber Company right of way; thence Northerly along the East line of said right of way 163 feet; thence Easterly 121 feet to a point on the West line of the County Road 212 feet Northerly of the point of beginning; thence Southerly along said County Road 212 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

EXCEPTIONS:

A. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Lake McMurray.

B. Reservation of an easement as contained in Deed through which title is vested, dated November 6, 1997 and recorded November 14, 1997 under Auditor's File No. 971140068, as follows:

"Grantors herein reserve unto themselves, their heirs, successors and or assigns an easement for ingress, egress and utilities over, under and across a strip of land 30 feet in width, 15 feet on either side of the centerline of an existing driveway running East and West from Highway 9."

C. Terms and conditions of that instrument dated May 4, 1920, recorded under Skagit County Auditor's File No. 141944, including, but not limited to reversionary provisions.

D. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Ivan Rasmussen & Sandra Rasmussen  
And: Heidi Fladebo  
Dated: September 8, 2000  
Recorded: October 3, 2000  
Auditor's No.: 200010030012  
Regarding: Shared well and water system agreement

E. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Declaration Dated: Not disclosed  
Recorded: September 28, 2000  
Auditor's No.: 200009280014  
Executed By: Ivan Rasmussen and Sandra Rasmussen

F. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:

As follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

(various instruments of record)

G. DECLARATION OF EASEMENT AND ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Recorded: June 7, 2013  
Auditor's No.: 201306070152  
Regarding: Roadway easement over and across a private access road  
(See instrument for full particulars)



## Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.