



201704280220

When recorded return to:  
 Jeremy W Chastain  
 R and J Dirtworks Inc  
 418 N Barker Street  
 Mount Vernon, WA 98273

Skagit County Auditor

\$76.00

4/28/2017 Page

1 of

4 3:43PM

SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX

20171816  
 APR 28 2017

Filed for record at the request of:



CHICAGO TITLE  
 COMPANY OF WASHINGTON

425 Commercial St  
 Mount Vernon, WA 98273

Amount Paid \$ 3565.<sup>00</sup>  
 Skagit Co. Treasurer  
 By *mlm* Deputy

CHICAGO TITLE  
 020030738

Escrow No.: 620030738

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marvin R Buxton, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to R and J Dirtworks Inc, a Washington Corporation

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

That portion of the following described Parcel which lies Northerly of the following described line:

Commencing at the Northeast corner of said subdivision;  
 Thence South 00°40'26" West along the East line thereof, a distance of 890.19 feet to the initial point of this line description;  
 Thence North 69°52'47" West, a distance of 570.80 feet to the Southeasterly line of the Mud Lake Road and terminus of this line description;

PARCEL A:

That portion of the East Half of the Northwest Quarter of Section 11, Township 34, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said subdivision;  
 Thence South 40 rods to the true point of beginning;  
 Thence West a distance of 512 feet, more or less, to the East line of the County road as conveyed by deed recorded August 13, 1968, under Auditor's File No. 716913, records of Skagit County, Washington;  
 Thence Southwesterly along said East line a distance of 84 feet;  
 Thence Southeasterly a distance of 607 feet, more or less, to the point on the East line of said subdivision which is 252 feet South of the true point of beginning;

**STATUTORY WARRANTY DEED**

(continued)

Thence North along said East line a distance of 252 feet to the true point of beginning;

EXCEPT that portion deeded to Skagit County for road purposes by deeds dated and recorded July 30, 1968, under Auditor's File Nos. 716464 and 716465, records of Skagit County, Washington.

Situated in Skagit County, Washington.

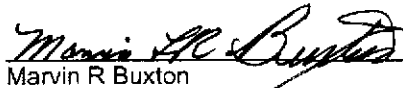
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P24502 / 340411-0-003-0000

Subject to:

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

Dated: April 27, 2017

  
Marvin R Buxton

STATUTORY WARRANTY DEED

(continued)

State of OREGON

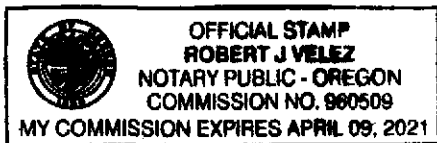
COUNTY of YAMHILL

I certify that I know or have satisfactory evidence that

MARVIN P. EYXTON  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 4/27/17

Robert J Velez  
Name: ROBERT J VELEZ  
Notary Public in and for the State of OREGON  
Residing at: WEST LANE, OR  
My appointment expires: 4/09/21



**EXHIBIT "A"**  
**Exceptions**

1. Terms and Conditions of that instrument as follows;  
Recorded: March 29, 1982  
Auditor's No.: 8203290006, records of Skagit County, Washington  
Regarding: Variance allowing operation of meat cutting and wrapping facility
2. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: April 20, 2000  
Auditor's No.: 200004200053, records of Skagit County, Washington  
Executed By: Thomas A. Stakkeland and Linda K. Stakkeland, husband and wife  
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 purpose of creating an additional building lot.
3. Title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof  
  
Recording Date: April 17, 2002  
Recording No.: 200204170100
4. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof  
  
Recording Date: April 17, 2002  
Recording No.: 200204170101
5. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.