

When recorded return to:

Andrew P. Ring
13116 55th Dr. NE
Marysville, WA 98271



201705250102

Skagit County Auditor
5/25/2017 Page

1 of 4 \$76.00
3:46PM

Filed for Record at Request of
Barlow Escrow, Inc.
Escrow Number: 17040113

Land Title and Escrow

01-161619

Statutory Warranty Deed

THE GRANTOR Bustard Custom Construction, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Andrew P. Ring, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn SE SE, 30-34-4 E W.M.

Tax Parcel Number(s): 340430-4-014-0006, 729230

Legal Description attached hereto as Exhibit "A" and by this reference incorporated herein.

Subject to: Attached hereto as Exhibit "B" and by this reference incorporated herein.

Dated May 15, 2017

Bustard Custom Construction, Inc.

By: Paul Bustard, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172283

MAY 25 2017

Amount Paid \$ 8904.99
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Paul Bustard
is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
President of Bustard Custom Construction, Inc.
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-15-17

Notary Public in and for the State of Washington
Residing at Marysville
My appointment expires: 3-21

Exhibit "A"

Legal Description:

PARCEL "A"

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., that lies West of the Great Northern Railway Company right-of-way, EXCEPT that portion thereof embraced within the boundaries of the following described tract:

Beginning at the point of intersection of the Westerly line of the Great Northern Railway Company right-of-way with the North line of Section 31, said Township and Range;
thence Southerly along the Westerly line of said railway right-of-way, 227 feet, more or less, to the Northeast corner of the lands conveyed to John Olson and Mary Olson, husband and wife, by deed recorded in Volume 153 of Deeds, page 551, under Auditor's File No. 234215, records of said County;
thence West on the North line of said Olson Lands, 1,126 feet, more or less, to the East line of the County Road along the East side of Britt's Slough;
thence Northerly along the East line of said County Road to a point 35 rods North of the South line of Section 30, said Township and Range;
thence East 161 feet, more or less, to the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, said Section 30;
thence North on the West line of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the Northwest corner of the lands conveyed to Herman L. Peterson and Sandra Peterson, husband and wife, by deed recorded in Volume 195 of Deeds, page 22, under Auditor's File No. 373500, record of said County;
thence East 1,038 feet, more or less, to the West line of the Great Northern Railway Company right of way;
thence Southerly on said right-of-way line, 912 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over, under and across a twenty (20) foot wide strip of land the centerline of which is described as follows:

Beginning at the Southeast corner of a strip of land conveyed to the City of Mount Vernon for Cleveland Avenue right-of-way by deed recorded December 9, 2002, under Auditor's File No. 200212090262;
thence South $88^{\circ}14'04''$ West along the South line of said strip 15.01 feet to the centerline of said strip, said point being the true point of beginning;
thence South $0^{\circ}07'45''$ West along the produced centerline of said strip to the North line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., said point being the terminus of said line.

Situate in the County of Skagit, State of Washington.

Exhibit "B"

Subject to:

MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: February 26, 1998
Auditor's File No.: 9802260028
Affects: Portion of subject property and other lands

LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 7, 2015
Auditor's File No.: 201507070037

TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: Withers Family Trust & Witherse Robert J. & Jeanne Trustees
Recorded: September 16, 2015
Auditor's File No.: 201509160061
Regarding:

This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by 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 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 lands operation 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 natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.

TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: Withers Family Trust & Witherse Robert J. & Jeanne Trustees
Recorded: September 16, 2015
Auditor's File No.: 201509160062
Regarding:

This parcel is located in a "Special Flood Hazard Area" as identified on the Flood Insurance Rate Map (FIRM) and as adopted by Skagit County. This parcel is subject to periodic flooding and may also be prone to other hazards caused by flooding. The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 mandate the purchase of flood insurance as a condition of Federal or Federally related financial assistance for acquisition and/or construction of building in Special Flood Hazard Areas. Skagit County participates in the National Flood Insurance Program (NFIP) thereby making all properties eligible for flood insurance.

Exhibit "B" Continued

Subject to:

All new construction or substantial improvements to structures are subject to Skagit County Building Codes per SCC Title 15 and Skagit County Flood Damage Prevention Ordinance Title 14. Any building determined to be in violation of state or local floodplain management regulations or ordinances cannot be covered by flood insurance nor can an existing policy be renewed where violations occur. The Skagit County Planning and Permit Center maintains information related to state and local regulations, flood protection measures, flood hazard zones and in some cases potential flood depths.

TITLE NOTIFICATION DEVELOPMENT ACTIVITY ON DESIGNATED AGRICULTURAL LAND PURSUANT TO SCC 14.16.400 AND THE TERMS AND CONDITIONS THEREOF:

Recorded: September 16, 2015
Auditor's No.: 201509160063

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Energy, Inc., a Washington Corporation
Purpose:	The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Area Affected:	As now constructed, to be constructed, extended or relocated
Dated:	August 19, 2014
Recorded:	April 25, 2016
Auditor's No.:	201604250161