

When recorded return to:

Kurt Anderson
26004 Minkler Road
Sedro Woolley, WA 98284

POOR ORIGINAL



201710040095

Skagit County Auditor \$76.00
10/4/2017 Page 1 of 3 3:44PM

Filed for Record at Request of
Curtis And Casteel Law Group, PLLC
Escrow Number: C1700712JB

CHICAGO TITLE
020032303

Statutory Warranty Deed

THE GRANTOR Julia O. Rockafellow, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kurt Anderson, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
PTN NW SW AND SW SW, 16-35-05

Tax Parcel Number(s): P39227 / 350516-3-010-0008, P39225 / 350516-3-008-0101

PARCEL A:
The Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 16, Township 35 North, Range 5 East of the Willamette Meridian;
EXCEPT State Highway right-of-way, as it existed on March 17, 1976.

PARCEL B:
That portion of the West Half of the Northwest Quarter of the Southwest Quarter of Section 16, Township 35 North, Range 5 East of the Willamette Meridian, lying Southerly of the state highway, as it existed on July 28, 1977;
EXCEPT the East 370 feet thereof.
ALL situated in Skagit County, Washington.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

For further particulars reference is made to Exhibit "B" attached hereto and by this reference made a part hereof. Exhibit "B" - Skagit County Right-To-Manage Natural Resource Lands Disclosure.

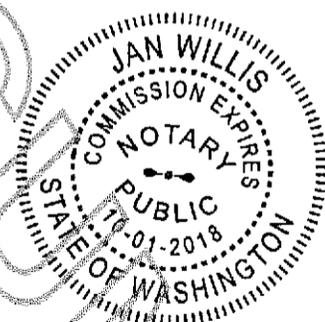
Dated September 29, 2017

Julia O. Rockafellow
Julia O. Rockafellow

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Julia O. Rockafellow is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-2-2017 Jan Willis



SKAGIT COUNTY WASHINGTON Notary Public in and for the State of WASHINGTON
REAL ESTATE EXCISE TAX Residing at 1100 West Vernow Way
20174715 My appointment expires: 10-1-18

OCT 04 2017
Amount Paid \$ 6880.25
Skagit Co. Treasurer
By Jan Willis Deputy

EXHIBIT "A"

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: June 30, 1925
Auditor's No.: 185359, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of Parcel A

Covenants to bear the cost of maintaining the drainage to ditches beneficial to the premises herein described and agreements to save harmless from damage the premises over which the easements were granted as imposed by those certain instruments

Recorded: July 29, 1911
Auditor's No.: 85890 and 85891, Volume 87 of Deeds, pages 12 and 13, records of Skagit County Washington

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington
Recorded: January 16, 1915
Auditor's No.: 105787, records of Skagit County, Washington
Affects: Parcel B and other property

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington
Recorded: March 5, 1915
Auditor's No.: 106780, records of Skagit County, Washington
Affects: Parcel A and other property

Right of way for road known as State Highway, now known as Minkler Road, constructive notice of which is contained in various instruments of record;

Affects: Northwesterly portions of said Parcels A and B

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

Exhibit "B"

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

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 _____
between _____ ("Buyer")
Buyer _____ Buyer
and Julia O Rockefeller ("Seller")
Seller _____ Seller
concerning 26004 Minkler Rd Sedro Woolley WA 98284 (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.

Authenticate
Hurt Anderson 08/31/2017
Buyer 17 11:16:00 AM PDT Date

Julia O. Rockefeller 8/16/17
Seller Date

Buyer Date

Seller Date