



201710250058

Skagit County Auditor \$79.00
10/25/2017 Page 1 of 6 3:49PM

When recorded return to:

Roger Parkey Jr. and Rhonda Parkey
PO Box 70
Mount Vernon, WA 98273

~~Land Title and Escrow~~

STATUTORY WARRANTY DEED

01-164938-0

THE GRANTOR(S) Joseph Topness and Jean Topness, a married couple

for and in consideration of \$10.00 and good and other valuable consideration
in hand paid, conveys, and warrants to

a married couple
Roger Parkey, Jr. and Rhonda Parkey, ~~husband and wife~~
the following described real estate, situated in the County of Skagit, State of Washington:

As per Exhibiti "A" attached hereto and made a part hereof

Abbreviated Legal: Sec 31, Twn 34 N, Rg 4 E WM, Ptns of the South 1/2 of the North 1/2

Subject to Schedule B attached hereto and made a part hereof

Tax Parcel Number(s): P29276 340431-0-037-0006

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175033
OCT 25 2017

Amount Paid \$ 8282.⁰⁰
Skagit Co. Treasurer
By *MAM* Deputy

Dated: October 20, 2017

[Signature]
Joseph Topness

[Signature]
Jean Topness

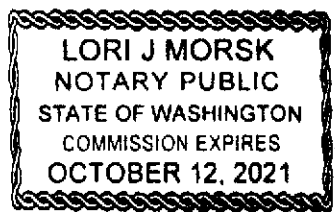
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Joseph Topness and Jean Topness (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: 10/24/17

[Signature]
Notary Public in and for the State of Washington

My appointment expires: 10/12/21



UNOFFICIAL DOCUMENT



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.

EXHIBIT "A"

PARCEL "A"

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the center of said Section 31;
thence East 327.8 feet;
thence North to the intersection of the Northerly line of the Britt Slough Road as conveyed to Skagit County by Deed dated July 15, 1959 and recorded August 5, 1959, under Auditor's File No. 583969 and the true point of beginning of this description;
thence continue North a distance of 210.0 feet;
thence West a distance of 154.0 feet to the Northeast corner of that certain tract conveyed to Earl C. Lind, a single man, by Deed dated June 17, 1968, and recorded June 18, 1968, under Auditor's File No. 714907;
thence Southerly along said Easterly line to an intersection with the Northerly line of the said Britt Slough Road;
thence Northeasterly along said Northerly line to the point of beginning.

EXCEPT right of way for Diking District No. 3 and Drainage District No. 23,

EXCEPTING that portion lying Easterly of the following described line:

Beginning at the center of said Section 31,
thence North $00^{\circ}12'15''$ West 197.34 feet along the West line to said Northeast $\frac{1}{4}$ of the Northwesterly margin of Britt Road right of way as shown on that certain Record of Survey map recorded in Volume 6 of Surveys, page 104, under Auditor's File No. 8508230001, records of Skagit County, Washington;
thence North $65^{\circ}17'45''$ East 86.36 feet along said Northwesterly margin to a point of curvature in said margin;
thence along the arc of said curve to the left having a radius of 1,116.03 feet, through a central angle of $9^{\circ}56'11''$, an arc distance of 193.54 feet to the true point of beginning of said line;
thence North $29^{\circ}43'49''$ West 86.27 feet;
thence North $34^{\circ}16'48''$ West 67.61 feet;
thence North $00^{\circ}59'58''$ West 138 feet, more or less, to a point on the North line of that certain tract of land described in Warranty Deed to Earl C. Lind, a single man, dated June 17, 1968, and recorded June 18, 1968, under Auditor's File No. 714907, records of Skagit County, Washington, said point being the terminus of said line.

TOGETHER WITH a mutually beneficial easement established by Auditor's File Nos. 9809160108 and 9809160109 for ingress and egress and utilities being 20 feet in width, the centerline of which is described as follows:

Beginning again at the true point of beginning described above;
thence North $29^{\circ}43'49''$ West 86.27 feet;
thence North $34^{\circ}16'48''$ West 82.84 feet to the terminus of said centerline.

Situate in the County of Skagit, State of Washington.

Exhibit "A" continued

PARCEL "B":

That portion of the following described Tract "X" which lies Westerly of a line described as follows:

Beginning at the center of said Section 31;
thence North $00^{\circ}12'15''$ West 197.34 feet along the West line of said Northeast $\frac{1}{4}$ of the Northwesterly margin of Britt Road right of way as shown on that certain Record of Survey map recorded in Volume 6 of Surveys, page 104, under Auditor's File No. 8508230001, records of Skagit County, Washington;
thence North $65^{\circ}17'45''$ East 86.36 feet along said Northwesterly margin to a point of curvature in said margin;
thence along the arc of said curve to the left having a radius of 1,116.03 feet, through a central angle of $9^{\circ}56'11''$, an arc distance of 193.54 feet to the true point of beginning of said line;
thence North $29^{\circ}43'49''$ West 86.27 feet;
thence North $34^{\circ}16'48''$ West 67.61 feet;
thence North $00^{\circ}59'58''$ West 138 feet, more or less, to a point on the North line of that certain tract of land described in Warranty Deed to Earl C. Lind, a single man, dated June 17, 1968, and recorded June 18, 1968, under Auditor's File No. 714907, records of Skagit County, Washington said point being the terminus of said line:

TOGETHER WITH a mutually beneficial easement established by Auditor's File Nos. 9809160108 and 9809160109 for ingress and egress and utilities being 20 feet in width, the centerline of which is described as follows:

Beginning again at the true point of beginning described above;
thence North $29^{\circ}43'49''$ West 86.27 feet;
thence North $34^{\circ}16'48''$ West 82.84 feet to the terminus of said centerline.

Situate in the County of Skagit, State of Washington.

TRACT X:

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the center of said Section 31;
thence East 327.8 feet;
thence North to a point that is 210.0 feet of the North line of the Britt Slough Road as conveyed to Skagit County by deed dated July 15, 1959 and recorded August 5, 1959, under Auditor's File No. 583969;
thence West a distance of 154.0 feet to the true point of beginning of this description;
thence from said true point of beginning continue West to the East line of the West 11 acres of the East three-fourths of the East $\frac{1}{2}$ of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence South along said East line to the North line of the Britt Slough Road as conveyed to Skagit County by deed recorded under Auditor's File No. 583969;
thence Northeasterly along the North line of said County road right of way to a point South of the true point of beginning;
thence North to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Exhibit "B"

EXCEPTIONS:

A. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: August 23, 1985
Auditor's File No.: 8508230001

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

Recorded: September 16, 1998
Auditor's File Nos.: 9809160108 and 9809160109
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."

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County, a political subdivision of the State of Washington
Purpose: Drainage easement
Area Affected: Portion of the Southwest ¼ of the Northeast ¼ and Southeast ¼ of the Northwest ¼ of Section 31, Township 34 North, Range 4 East, W.M.
Dated: Not disclosed
Recorded: November 4, 2011
Auditor's No.: 201111040058

D. Any prohibition of or limitation or use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

E. Any adverse claim based upon the assertion that:

(a) Said land or any part thereof is now or at any time has been below the ordinary highwater mark of the Britt Slough;

(b) Some portion of said land has been created by artificial means or has accreted to such portion so created.

(c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Britt Slough.