

When recorded return to:
Matt McBeath
2817 Azalea Pl
Bellingham, WA 98225



201808200131

08/20/2018 11:39 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620035671

Escrow No.: 620035671

STATUTORY WARRANTY DEED

THE GRANTOR(S) JoeJoh Chung, Trustee of the DML Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Matt McBeath, an unmarried person

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

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

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

PTN NORTH HALF SE, 21-36-08

Tax Parcel Number(s): P51550 / 360821-0-002-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183660

AUG 20 2018

Amount Paid \$ 2675.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 14, 2018

DML Trust

BY: JoeJoh Chung TrusteeJoeJoh Chung
TrusteeState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that JoeJoh Chung is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of DML Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 15, 2018Name: Janak QuinnNotary Public in and for the State of WashingtonResiding at: ArlingtonMy appointment expires: 06/29/2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P51550 / 360821-0-002-0003

That portion of the North Half of the Southeast Quarter of Section 21, Township 36 North, Range 8 East of the Willamette Meridian, described as follows:

Beginning at a point at the intersection of the South line of said North Half of the Southeast Quarter with the West line of the County Road, as said road was located on November 26, 1951;
Thence Northerly along said West line of said road 150 feet;
Thence West 290 feet;
Thence Southerly parallel with the County Road 150 feet to the South line of said North Half of the Southeast Quarter;
Thence East 290 feet to the point of beginning;

EXCEPT that portion conveyed to Skagit County for road purposes by instrument recorded March 27, 1975, under Auditor's File No. 815190, records of Skagit County, Washington.

TOGETHER WITH that portion of the South Half of the Southeast Quarter of Section 21, Township 36 North, Range 8 East, W.M., described as follows:

Beginning at the Southwest corner of that certain tract conveyed to Carl J. and Wendy Lynn Munson by deed filed in Auditor's File No. 9811230018 as shown on that certain survey filed in Volume 21 of Surveys at page 121, records of Skagit County, Washington.
Thence South 28 degrees 00'13" West along the Southerly prolongation of the Westerly line of said Munson tract, a distance of 150 feet;
Thence South 89 degrees 58'05" East parallel with the South line of said Munson tract, a distance of 290 feet, more or less, to the West line of the County road right of way conveyed to Skagit County by Scott Paper Company in Auditor's File No. 822800;
Thence Northerly along the West line of said road, a distance of 150.00 feet, more or less, to the North line of the South Half of the Southeast Quarter of said Section 21;
Thence North 89 degrees 58'05" West, a distance of 290 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 81731

2. Lot Certification and the terms and conditions thereof

Recording Date: January 15, 1998
Recording No.: 9801150054

3. Native Growth Protection Area - Critical Areas site Plan and the terms and conditions thereof

Recording Date: May 27, 1998
Recording No.: 9805270086

4. Order on Variance Application VA 97 0545 and the terms and conditions thereof

Recording Date: July 27, 1998
Recording No.: 9807270145

5. Order, Reconsideration of an Application for a Variance PL 97 0545.REC and the terms and conditions thereof

Recording Date: August 29, 1998
Recording No.: 9808260026

6. Boundary line adjustment deed and the terms and conditions thereof

Recording Date: April 9, 1999
Recording No.: 9904090010

As follows:

"The property described above 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."

7. Title Notification - Property Designated Forest Resource Lands and the terms and conditions thereof

Recording Date: April 9, 1999
Recording No.: 9904090011

8. Title Notification - Development Activities On or Adjacent to Designated Natural Resource

EXHIBIT "B"

Exceptions
(continued)

Lands and the terms and conditions thereof

Recording Date: August 25, 2000
Recording No.: 200008250128

9. Low Flow Mitigation Summary and the terms and conditions thereof

Recording Date: August 25, 2000
Recording No.: 200008250129

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