

When recorded return to:  
Gregory Higgins  
Gregory Higgins ESPS 401-K  
7208 Thistle Lane  
Anacortes, WA 98221



**201812210052**

12/21/2018 01:39 PM 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

Escrow No.: 620036201

**CHICAGO TITLE**

**620036201**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael P Allen, Personal Representative of the Estate of James Gordon Allen, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Gregory Higgins ESPS 401-K

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. NW NE, 17-35-6E W.M.

Tax Parcel Number(s): P106745 / 350617-0-140-0201

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20185537  
DEC 21 2018

Amount Paid \$1,117.50  
Skagit Co. Treasurer  
By *nam* Deputy

## STATUTORY WARRANTY DEED

(continued)

Dated: December 17, 2018

Michael P Allen, Personal Representative of the Estate of James Gordon Allen, deceased

BY: Michael P. AllenMichael P. Allen  
Personal RepresentativeState of Washington  
County of SkagitI certify that I know or have satisfactory evidence that Michael P. Allen

(is) are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The estate of James Gordon Allen to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 19 2018Name: Jana K QuinnNotary Public, in and for the State of WashingtonResiding at: ArlingtonMy appointment expires: 06/29/2019

JANA K QUINN  
Notary Public  
State of Washington  
My Commission Expires  
June 29, 2019

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P106745 / 350617-0-140-0201**

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**PARCEL "A":**

Portion of the Northwest ¼ of the Northeast ¼ of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point on the West line of said subdivision 873 feet North of the Southwest corner thereof; thence East 120 feet; thence North to the South line of the Puget Sound and Baker River Railway right-of-way; thence Westerly along South line of said right-of-way to the West line of said subdivision; thence South to the point of beginning.

EXCEPT the South 97 feet thereof.

Situated in Skagit County, Washington.

**PARCEL "B":**

All that portion of the abandoned Puget Sound and Baker River Railroad lying North of and adjacent to the following described tract:

Beginning at a point 873 feet North of the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 6 East, W.M.; thence East 120 feet; thence North to the Puget Sound and Baker River Railway; thence West to a point North of the point of beginning; thence South to the point of beginning.

Situated in Skagit County, Washington.

**PARCEL "C":**

Beginning at the Northwest corner of the Northeast 1/4 of Section 17, Township 35 North, Range 6 East, W.M.; thence South 02 degrees 03'18" West along the West line of said Northeast 1/4, a distance of 293.65 feet to the North right-of-way line of the Puget Sound and Baker River Railway conveyed by instrument recorded May 16, 1907, in Volume 62 of Deeds, page 369, records of Skagit County, Washington, as shown on survey filed in Volume 20 of Surveys at page 73, under Auditor's File No. 9802270078, records of Skagit County, Washington, and the point of beginning of this description; thence North 56 degrees 26'13" East, a distance of 43.95 feet; thence North 76 degrees 17'16" East, a distance of 29.35 feet; thence North 88 degrees 25'28" East, a distance of 59.87 feet; thence South 03 degrees 52'33" East, a distance of 15.35 feet to the North line of said Puget Sound and Baker River Railway; thence Westerly along the North line of said railway, a distance of 127.32 feet to the point of beginning of this description.

Situated in Skagit County, Washington.

## EXHIBIT "B"

### Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,  
Recording Date: September 10, 1999  
Recording No.: 199909100030
2. Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof  
Recording Date: June 14, 1999  
Recording No.: 9906140178  
"...the boundary adjustment parcel shall be aggregated with the adjoining land of the grantees and does not constitute an independent building site."
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by Lyman.

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 December 03, 2018

between Gregory Higgins ("Buyer")  
Buyer Buyer  
and Allen ("Seller")  
Seller Seller  
concerning 31439 Prevedal Road Lyman WA 98263 (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.

Gregory Higgins EPSP 12.4.18 Michael P. Allen 12-19-18  
Buyer Date Seller Date

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Buyer Date Seller Date