

When recorded return to:  
Gary G. Oyler  
16713 McLean Road  
Mount Vernon, WA 98273



**201901140094**

01/14/2019 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

**CHICAGO TITLE**  
020036584

Escrow No.: 620036584

### STATUTORY WARRANTY DEED

THE GRANTOR(S) John P. Mills and Susan M. Mills, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Gary G. Oyler, an unmarried person and Bethany C. Porter, 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 SW NE, 23-34-3E, W.M.

Tax Parcel Number(s): P103862 / 340323-1-019-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019/39  
JAN 14 2019

Amount Paid \$ 7,819.<sup>20</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 28, 2018

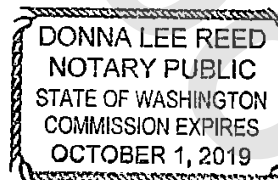
*John P. Mills*  
John P. Mills  
*x Susan M. Mills*  
Susan M. Mills

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that John P. Mills and Susan M. Mills are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/10/19

*Donna Lee Reed*  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Maple Valley, WA  
My appointment expires: 10/1/2019



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P103862 / 340323-1-019-0100**

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That portion of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 23, Township 34 North, Range 3 East, W.M., described as follows:

Commencing at the Southeast corner of the above described subdivision;

Thence North 0 degrees 16' 36" West 30.00 feet along the East line of said subdivision to the Northerly right-of-way margin of the McLean Road;

Thence South 89 degrees 58' 05" West 150.00 feet along said Northerly margin, parallel with the South line of said subdivision to the true point of beginning;

Thence North 0 degrees 16' 36" West 170.00 feet parallel with the East line of said subdivision;

Thence South 89 degrees 58' 05" West 170.00 feet;

Thence South 0 degrees 16' 36" East 170.00 feet to the said Northerly margin of McLean Road;

Thence North 89 degrees 58' 05" East 170 feet along said Northerly margin of McLean Road to the true point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the matters disclosed by survey,  
Recording Date: January 26, 2005  
Recording No.: 200501260019
2. Setback easement agreement including the terms, covenants and provisions thereof  
Recording Date: August 21, 2018  
Recording No.: 201808210054
3. Setback Easement Agreement including the terms, covenants and provisions thereof  
Recording Date: August 21, 2018  
Recording No.: 201808210055
4. City, county or local improvement district assessments, if any.
5. City, county or local improvement district assessments, if any.

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 04, 2018

between Gary G Oyler Bethany C Porter ("Buyer")  
Buyer Buyer  
and Susan M. Mills John P. Mills ("Seller")  
Seller Seller  
concerning 16713 McLean Road Mount Vernon WA 98273 (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.

Authentisat  
Gary G Oyler 12/04/2018  
Buyer 6:47:58 PM PST Date

Authentisat  
Bethany C Porter 12/04/2018  
Buyer 7:16:37 PM PST Date

Authentisat  
John P. Mills 12/05/2018  
Seller 4:50:01 PM PST Date

Authentisat  
Susan M. Mills 12/05/2018  
Seller 4:53:45 PM PST Date