

When recorded return to:
Marnee Mae Kelso
1707 Lobelia Ct
Carlsbad, CA 92011

201903290053
03/29/2019 11:47 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

Escrow No.: 620037675

CHICAGO TITLE

620037675

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cornelius S. Deboer, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Marnee Mae Kelso, 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 NW, 22-35-4E, W.M.

Tax Parcel Number(s): P37043,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 1116

MAR 29 2019

Amount Paid \$ 1,963.00
Skagit Co. Treasurer
By *slam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 26, 2019

Cornelius S. DeBoer

Cornelius S. Deboer

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Cornelius S. Deboer is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

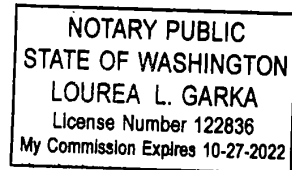
Dated: March 28, 2019Lourea L. GarkaName: Lourea L. GarkaNotary Public in and for the State of WAResiding at: ArlingtonMy appointment expires: 10/27/2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P37043

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 35 North, Range 4 East, Willamette Meridian, described as follows:

Beginning at the Southwest corner of the above described property; thence North 208.56 feet along the West section line of said Section; thence East 208.6 feet on a line parallel to the North section line of said Section; thence South 208.6 feet on a line parallel with the West section line of said Section; thence West to the point of beginning.

EXCEPT the South 20 feet and the West 20 feet thereof as conveyed to Skagit County for road purposes by Deeds recorded June 20, 1894 and September 23, 1896, under Auditor's File Nos. 19619 and 25097, respectively.

AND EXCEPT that portion conveyed to Skagit County by deed recorded September 23, 1999, under Auditor's File No. 199909230055.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corp.
Purpose: Valve and Regulator Station
Recording Date: August 24, 1983
Recording No.: 8308240009
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission lines
Recording Date: November 3, 1987
Recording No.: 8711030051
3. Record of Lot Certification including the terms, covenants and provisions thereof

Recording Date: April 16, 2001
Recording No.: 200104160117
4. City, county or local improvement district assessments, if any.
5. The Land has been classified as Farm and Agriculture and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: April 9, 1974
Recording No.: 798998

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

Continuance filed under Recording No.: 200112140009

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 3/6/2019
between Marnee M Kelso ("Buyer")
and Lot 2 District Line Rd Burlington WA ("Seller")
concerning Lot 2 District Line Rd Burlington WA (the "Property")

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.

Caroline S. DeBor 10/16/18 Caroline S. DeBor 3/29/19
Buyer Date Seller Date
Authenticator 03/06/2019
Marnee Mae Kelso
03/06/2019 5:15:50 PM PST Date Seller Date