

When recorded return to:
Ryan Keith Erickson
1798 Swamp Creek Lane
Bellingham, WA 98226



201905030076

05/03/2019 03:26 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037944

CHICAGO TITLE
020037944

STATUTORY WARRANTY DEED

THE GRANTOR(S) William C. Kim and Won Y. Kim, 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 Ryan Keith Erickson, an unmarried person and Jessica Wesley
O'Neill, 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.)

Tax/Map ID(s): Ptn. SW NW 11-35-5 (MD)

Tax Parcel Number(s): P38865/350511-2-003-0012, P118418/350511-2-003-0300,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 MAY 03 2019

Amount Paid \$ 374300
By [Signature] Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 28, 2019

William C. Kim
William C. KimWon Y. Kim
Won Y. KimState of WASHINGTONCounty of SICAGIT

I certify that I know or have satisfactory evidence that

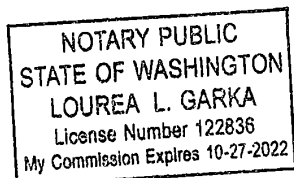
William C. Kim Won Y. Kim
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: May 3, 2019Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Burlington
My appointment expires: 10/27/2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38865/350511-2-003-0012 and P118418/350511-2-003-0300

The East 1/2 of the Southwest quarter of the Northwest quarter of Section 11, Township 35 North, Range 5 East of the Willamette Meridian.

Together with a non-exclusive easement for ingress, egress and utilities as created in instrument recorded under Auditors Nos. 8902210090 and 8910230016, records of Skagit County, Washington.

(Also known as Tract 61 of Norette Survey)

EXHIBIT "B"

Exceptions

1. Reservation contained in instrument

Executed by: Skagit County
Recorded: February 24, 1953
Recording No.: 359932
Reserving all roads and railroad grades

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution lines
Recording Date: November 18, 1986
Recording No.: 8611180008

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Road and utilities easement
Recording Date: November 18, 1986
Recording No.: 8611180010

4. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Puget Sound Power & Light Company
Recording Date: November 18, 1986
Recording No.: 8611180012

5. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Recording Date: October 11, 1988
Recording No.: 8810110042

6. Declaration of Easements, Covenants and Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Executed by: Noretap, a Washington General Partnership, etal
Recording Date: February 21, 1989
Recording No.: 8902210090

Reference is hereby made to said document for full particulars.

EXHIBIT "B"Exceptions
(continued)

Said easement was modified by instrument recorded under recording number 8910230016.

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 8910230031

8. Supplemental Declaration of Easements, Covenants and Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Executed by: Norette, a Washington General Partnership, et al
Recording Date: April 16, 2002
Recording No.: 200204160016

Reference is hereby made to said document for full particulars.

9. Lot of record certification and the terms and conditions thereof:

Recording Date: January 5, 2006
Recording No.: 200601050022

Said instrument is a re-record of instrument recorded under recording number 200512150096.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.
Purpose: Transmission, distribution and sale of electricity
Recording Date: April 24, 2006
Recording No.: 200604240136

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: For the benefit of Lot 62 Bacus Hill 20-Acre Tracts
Purpose: Access and utility easement
Recording Date: July 20, 2006
Recording No.: 200607200003

EXHIBIT "B"

Exceptions
(continued)

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Access and utility easement
Recording Date: August 9, 2010
Recording No.: 201008090057
13. City, county or local improvement district assessments, if any.
14. 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."
15. The Land is designated on the tax rolls as forest land and the land value reduced pursuant to RCW 84.33. The timber located thereon is not taxed as real property but will be subject to collection of a tax upon harvesting thereof. In the event that said Land is removed from its present designation of forest land, an assessment of a compensating tax for prior years may apply.