

When recorded return to:
Kevin Vivanco
18582 Josh Wilson Road
Burlington, WA 98233

201905280109

05/28/2019 03:17 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038215

CHICAGO TITLE
620038215

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrea J Martin, Personal Representative of The Estate of Lyle R. Ovenell, Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kevin Vivanco, a single man

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. NW¼ NE¼ 31-35N-4E, Skagit, WA.

Tax Parcel Number(s): P38145 - 350431-1-007-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2009
MAY 28 2019

Amount Paid \$ 7018.20
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 22, 2019

The Estate of Lyle R. Ovenell, Deceased

BY: Andrea J. Martin
Andrea J. Martin
Personal Representative

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that Andrea J Martin

~~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 Estae of Lyle R. Ovenell to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 23, 2019

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Drumton
My appointment expires: 03.01.2020

ALYSIA HUDSON
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 03-01-2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38145 - 350431-1-007-0009

The North 664.15 feet of West 440 feet of the Northwest quarter of the Northeast quarter of Section 31, Township 35 North, Range 4 East of the Willamette Meridian, in Skagit County, Washington;

EXCEPT ROAD;

AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

That portion of the West 440 feet of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 35 North, Range 4 East, W. M., lying Southerly of the following described line:

Beginning at the Northwest corner of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North $88^{\circ}36'30''$ East along the North line of said subdivision a distance of 134.00 feet to the Northeast corner of that certain tract of land conveyed to Jack Daniels and wife by instrument recorded under Auditor's File No. 553946;
thence South $0^{\circ}54'$ West along the East line of said Daniels tract a distance of 327.20 feet to the Southeast corner thereof, said point being the TRUE POINT OF BEGINNING of this line description;
thence North $89^{\circ}33'$ East a distance of 306.19 feet, more or less, to the East line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the TERMINUS of this line description.

AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A tract of land in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 35 North, Range 4 East, W. M., described as follows:

Beginning at the Northwest corner of said subdivision;
thence South $00^{\circ}54'$ West along the West line of said subdivision 325.00 feet;
thence North $89^{\circ}33'$ East 133.98 feet;
thence North $00^{\circ}54'$ East 327.20 feet to the North line of said subdivision;
thence South $88^{\circ}36'30''$ West along the North line of said subdivision 134.00 feet to the point of beginning.

EXCEPT County Road right-of-way.

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:	Puget Sound Power & Light Company
Purpose:	Electric line
Recording Date:	September 13, 1955
Recording No.:	523966
Affects:	Undisclosed portion in the Northeast ¼ of Section 31, Township 35 North, Range 4 East, W. M.

2. Easement Agreement and the terms and conditions thereof:

Recording Date:	April 29, 2019
Recording No.:	201904290046

Note: Exhibit A legal for Grantor's Parcel, P38145 does not conform to the true legal description for said Parcel.

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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