

When recorded return to:
Jerrid Hall and Amber Hall
23158 Buchanan Place
Mount Vernon, WA 98273

201906260042
06/26/2019 11:33 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.: 620038468

CHICAGO TITLE
020038468

STATUTORY WARRANTY DEED

THE GRANTOR(S) James M. Mullen and Charlene L. Mullen, 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 Jerrid Hall and Amber Hall, a married couple

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. G.L. 7, 22-35-10E, W.M.

Tax Parcel Number(s): P45424 / 351022-0-010-0009

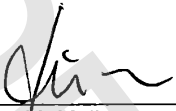
Subject to:

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


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20192564
JUN 26 2019
Amount Paid \$ 3,137.80
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 24, 2019



James M. Mullen

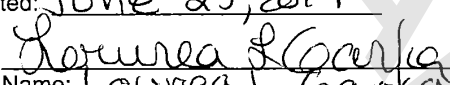


Charlene L. Mullen

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that James M. Mullen and Charlene L. Mullen 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: June 25, 2019



Name: Lourea L. Garka

Notary Public in and for the State of USA

Residing at: Armonia

My appointment expires: 10/27/2022

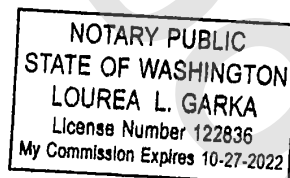


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P45424 / 351022-0-010-0009

PARCEL A:

The Easterly 247.00 feet when measured at right angles to the East line of that certain tract of land lying in Government Lot 7, Section 22, Township 35 North, Range 10 East of the Willamette Meridian; as described and recorded in the Auditor's Office, Skagit County, Washington under Auditor's File No. 729106, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

A 60-foot wide roadway easement for ingress and egress lying 30 feet on each side of the following described centerline:

Beginning at a point lying 1675.13 feet North and 1338.08 feet West of the Southeast corner of Section 22, Township 35 North, Range 10 East of the Willamette Meridian (East line of said section bears North 1°18'04" East), said point lying on the Easterly line of a strip of land 50 feet in width conveyed to Skagit County for roadway as recorded under Auditor's File No. 662532;
thence North 74°24'08" East a distance of 235.29 feet;
thence North 45°57'08" East a distance of 115.77 feet;
thence North 82°55'15" East a distance of 492.37 feet;
thence South 85°48'15" East a distance of 582.55 feet to a point on the East line of said Government Lot 7;

EXCEPT that portion lying within Parcel A described herein.

As established by instrument recorded under Auditor's File No. 742229, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement Agreement between the City of Seattle and Holiday Land Co., Inc. and the terms and conditions thereof:

Recording Date: January 7, 1969
Recording No.: 722047
2. Easement for roadway over and across a strip of land 60 feet in width, as described in Parcel B herein, granted in instruments recorded under Auditor's File Nos. 740978, 843168, 843169, 883301, 7909200029 and 8305250013, records of Skagit County, Washington.
3. 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 and/or distribution line
Recording Date: January 8, 1970
Recording No.: 734728
4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 04, 2019
between Jerrid Hall Amber Hall ("Buyer")
Buyer Buyer
and James M Mullen Charlene L Mullen ("Seller")
Seller Seller
concerning 57993 Illabot Creek Lane Rockport WA 98283 (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.

Jerrid Hall 6-4-19
Buyer Date

Amber Hall 6-4-19
Buyer Date

Authentisign
Charlene Mullen 06/05/2019
Seller Date
06/05/2019 5:30:13 PM PDT

Authentisign
Jim Mullen 06/05/2019
Seller Date
06/05/2019 5:41:22 PM PDT