



201906280135

06/28/2019 02:36 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

When recorded return to:
Dolores Lohman
16821 Britt Road
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500085464

CHICAGO TITLE CO.

500085464

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy T. Tutko and Jacqueline J. Tutko, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part
of an IRS 1031 Tax Deferred Exchange
in hand paid, conveys, and warrants to Dolores Lohman, 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 SE NE, 23-34-3E, W.M.

Tax Parcel Number(s): P22393 / 340323-1-017-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

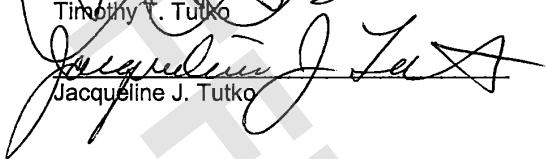
20192055
JUN 28 2019

Amount Paid \$ 8009.30
By *BT* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 26, 2019



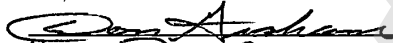
Timothy T. Tutko

Jacqueline J. Tutko

State of WASHINGTON

County of Snohomish

I certify that I know or have satisfactory evidence that Timothy T. Tutko and Jacqueline J. Tutko ^{is} 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 28, 2019

Name: Don GRAHAMNotary Public in and for the State of WAResiding at: Bethell, WAMy appointment expires: 4-9-21

State of WASHINGTON

County of Snohomish

I certify that I know or have satisfactory evidence that Timothy T. Tutko and Jacqueline J. Tutko ^{is} ~~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.

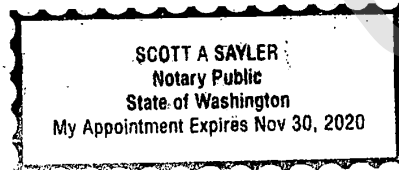
Dated: June 28, 2019Name: Scott A. SaylorNotary Public in and for the State of WAResiding at: EverettMy appointment expires: 11/30/20

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P22393 / 340323-1-017-0009

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE W.M.;

EXCEPT THE AS-BUILT AND EXISTING COUNTY ROAD COMMONLY KNOWN AS AVON-ALLEN ROAD, RUNNING ALONG THE EAST SIDE THEREOF;

ALSO EXCEPT THAT PORTION LYING WITHIN BOUNDARIES OF THE MCLEAN COUNTY ROAD RUNNING ALONG THE SOUTH LINE THEREOF;

AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACTS:

1) BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;
THENCE NORTH A DISTANCE OF 400 FEET;
THENCE EAST A DISTANCE OF 120 FEET;
THENCE WEST TO THE POINT OF BEGINNING.

2) BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°54'05" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 344.00 FEET;
THENCE SOUTH 00°12'00" EAST A DISTANCE OF 495.97 FEET TO AN EXISTING FENCE LINE;
THENCE SOUTH 86°54'05" EAST ALONG SAID FENCE LINE A DISTANCE OF 344.57 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION;
THENCE NORTH 00°12'00" WEST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 514.00 FEET TO THE POINT OF BEGINNING;

EXCEPT COUNTY ROAD.

3) COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;
THENCE NORTH 00°16'36" WEST (CALLED NORTH IN PREVIOUS DESCRIPTIONS) A DISTANCE OF 400.00 FEET ALONG THE WEST LINE OF SAID SUBDIVISION TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN IN STATUTORY WARRANTY DEED TO DONOVA A. KLEWENO AND DONNA KLEWENO, HUSBAND AND WIFE, RECORDED UNDER RECORDING NO. 9806300050, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°58'05" EAST (CALLED EAST IN PREVIOUS DESCRIPTIONS) A DISTANCE OF 120.00 FEET ALONG THE NORTH LINE OF SAID KLEWENO PARCEL TO THE NORTHEAST CORNER THEREOF;
THENCE SOUTH 00°16'36" EAST A DISTANCE OF 370.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER ALONG THE EAST LINE OF SAID KLEWENO PARCEL TO THE SOUTHEAST CORNER THEREOF, BEING ON THE NORTHERLY RIGHT OF WAY MARGIN OF MCLEAN ROAD;
THENCE NORTH 89°58'05" EAST A DISTANCE OF 117.73 FEET ALONG SAID NORTHERLY RIGHT OF WAY MARGIN, PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION;
THENCE NORTH 00°16'36" WEST A DISTANCE OF 401.00 FEET PARALLEL WITH THE WEST

EXHIBIT "A"

Legal Description
(continued)

LINE OF SAID SUBDIVISION;
THENCE SOUTH 89°58'05" WEST A DISTANCE OF 237.73 FEET, MORE OR LESS, TO THE WEST
LINE OF SAID SUBDIVISION AT A POINT BEARING NORTH 00°16'36" WEST FROM THE TRUE
POINT OF BEGINNING;
THENCE SOUTH 00°16'36" EAST A DISTANCE OF 31.00 FEET ALONG SAID WEST LINE TO THE
TRUE POINT OF BEGINNING.

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 transmission and/or distribution system
Recording Date:	April 28, 1950
Recording No.:	444961

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

Granted to:	Olympic Pipeline Company
Purpose:	Pipeline
Recording Date:	February 15, 1974
Recording No.:	796844

3. 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 recorded in Volume 14 of Surveys, Pages 162 and 163:

Recording No: 9308160080

4. 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: 20005160146

5. 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

EXHIBIT "B"Exceptions
(continued)

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. 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 No.: 761742 and 811729
Affects: Parcel E

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.

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