

When recorded return to:
Rebekah M. Cox
12633 Markwood Road
Burlington, WA 98233



201907020065

07/02/2019 02:12 PM Pages: 1 of 5 Fees: \$105.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038429

CHICAGO TITLE

620038429

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary K. Loyland and Christine C. Ashley, 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 Rebekah Cox, 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 of NE of SW of 6-34-4

Tax Parcel Number(s): P23787 / 340406-0-155-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 27 31

JUL 02 2019

Amount Paid \$ 6,181.60

Skagit Co. Treasurer
By *Madam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 25, 2019

Gary K. Loyland
Gary K. Loyland

Christine C. Ashley
Christine C. Ashley

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Gary K. Loyland and Christine C. Ashley 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 26 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

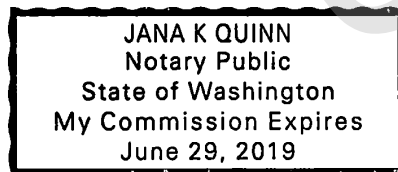


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P23787 / 340406-0-155-0003

A PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SUBDIVISION, 599.45 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 88°34'40" EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION, 40.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°34'40" EAST, 283.33 FEET TO AN EXISTING FENCE LINE;
THENCE SOUTH ALONG SAID FENCE LINE, 100.0 FEET;
THENCE NORTH 88°34'40" WEST 283.48 FEET TO A POINT 40.00 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION;
THENCE NORTH 0°09'45" WEST PARALLEL TO THE WEST LINE OF SAID SUBDIVISION, 100.0 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE WEST 125 FEET OF THE NORTH 80 FEET THEREOF;

EXCEPT THAT PORTION QUIETED IN ORDER AND JUDGMENT QUIETING TITLE FILED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 09-2-00852-6 AND RECORDED UNDER RECORDING NO. 201510190066, DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO GARY K. LOYLAND AND CHRISTINE C. ASHLEY ON AUGUST 28, 2003 UNDER RECORDING NO. 200308280188;
THENCE SOUTH 0°09'32" WEST ALONG THE EAST LINE OF SAID LOYLAND TRACT, A DISTANCE OF 47.87 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6;
THENCE SOUTH 88°41'34" EAST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 6.28 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE NORTH 0°01'24" WEST ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 6 A DISTANCE OF 47.85 FEET TO AN INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOYLAND TRACT;
THENCE NORTH 88°32'24" WEST ALONG SAID EASTERLY PROJECTION OF THE LOYLAND TRACT A DISTANCE OF 6.13 FEET TO THE 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: Service wires and/or underground electric system, together with necessary appurtenances
Recording Date: July 13, 1971
Recording No.: 755267
2. 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: 201305210155
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.

John L. Scott
REAL ESTATE

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 May 28, 2019
between Rebekah Cox ("Buyer")
Buyer
and Gary Loyland Christine Ashley ("Seller")
Seller
concerning 12633 Markwood Road Burlington WA 98233 (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.

Authentication
Rebekah Cox 05/28/2019
Buyer 5/28/2019 12:12:44 PM PDT Date

Buyer Date

Gary K Loyland 5-10-19
Seller Date

Christine Ashley 5-10-19
Seller Date