

When recorded return to:
Kaleb Orcutt and Kayla Allen
16862 Allen West Road
Bow, WA 98232



201907170081

07/17/2019 01:42 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.: 620038271

CHICAGO TITLE
620038271

STATUTORY WARRANTY DEED

THE GRANTOR(S) Benjamin J. Eddy and Crystal M. Eddy, 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 Kaleb Orcutt and Kayla Allen, 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. NE NE, 23-35-3E

Tax Parcel Number(s): P34685 / 350323-0-007-0010

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2966

JUL 17 2019

Amount Paid \$6,947.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 10, 2019

X [Signature]
Benjamin J. Eddy

X [Signature]
Crystal M. Eddy

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Benjamin J. Eddy and Crystal M. Eddy 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: 7/16/19

[Signature]
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Manasselle, WA
My appointment expires: 10/1/2019

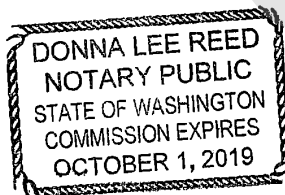


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P34685 / 350323-0-007-0010

Commencing at a point on the North line of the Northeast Quarter of Section 23, Township 35 North, Range 3 East, W.M., said point lying North 87 degrees 23'36" West a distance of 748.57 feet from the Northeast corner thereof;

Thence South 2 degrees 36'24" West 20.00 feet to the South margin of Allen West Road and the POINT OF BEGINNING;

Thence continuing South 2 degrees 36'24" West a distance of 294.42 feet;

Thence South 87 degrees 23'36" East a distance of 115.34 feet;

Thence North 0 degrees 51'46" West a distance of 294.96 feet to the South margin of Allen West Road;

Thence North 87 degrees 23'36" West along the South margin for a distance of 97.49 feet to the POINT OF BEGINNING.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 29, 1987
Auditor's No(s): 8710290036, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: North 30 feet of said premises
2. 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, together with necessary appurtenances
Recording Date: November 19, 1987
Recording No.: 8711190029
Affects: A portion of the North 30 feet of said premises
3. Terms and conditions of Boundary Line Adjustment Quit Claim Deed

Recording Date: August 2, 1999
Recording No.: 199908020013
4. Terms and conditions of Boundary Line Adjustment Quit Claim Deed

Recording Date: September 30, 2014
Recording No.: 201409300078
5. Terms and conditions of Quit Claim Deed Boundary Line Adjustment

Recording Date: October 2, 2014
Recording No.: 201410020040
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. 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**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 14, 2019
between Kaleb Orcutt Kayla Allen ("Buyer")
Buyer Buyer
and Benjamin J Eddy Crystal M Eddy ("Seller")
Seller Seller
concerning 16862 Allen West Road Bow WA 98232 (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.

Authenticate
Kaleb Orcutt 06/14/2019
Buyer 7:08:25 PM PDT Date

Authenticate
Kayla Allen 06/14/2019
Buyer 7:13:44 PM PDT Date

Authenticate
Benjamin J Eddy 06/17/2019
Seller 11:15:39 PM PDT Date

Authenticate
Crystal M Eddy 06/17/2019
Seller 11:04:52 PM PDT Date