

When recorded return to:

John A. Fay
PO Box 1767
Snohomish, WA 98291



201907180027

07/18/2019 11:39 AM Pages: 1 of 4 Fees: \$104.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245412617

CHICAGO TITLE

620038710

STATUTORY WARRANTY DEED

THE GRANTOR(S) David E. Hess and Patricia L. Hess, as Co-Trustees of the Hess Family Trust
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration

in hand paid, conveys, and warrants to John A. Fay, a married man as his separate estate

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 NEQ Sec 8, T 36 N, R 3 E and Ptn NWQ Sec 9, T 36 N, R3 E

Tax Parcel Number(s): 36030920020109, 36030810010202, 36030920020200

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2481

JUL 18 2019

Amount Paid \$ 21,365.⁰⁰

Skagit Co. Treasurer

By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 10, 2019

Hess Family Trust

BY: *DE Hess*
David E. Hess, Co-Trustee

BY: *PL Hess*
Patricia L. Hess, Co-Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that David E Hess and Patricia L Hess are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee, respectively, of Hess Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 12, 2019
Michele R Boudreau
Name: MICHELE R BODREAU
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: May 29, 2023

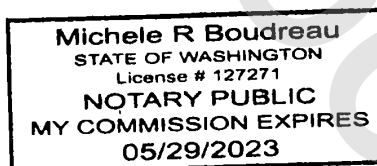


EXHIBIT "A"
Legal Description

**For APN/Parcel ID(s): P47714/ 360309-2-002-0200, P90668/ 360308-1-001-0202 and
P112020/360309-2-002-0109**

PARCEL A:

The North 488.51 feet of the South 2,300.08 feet of the East 330.00 feet of the Northeast quarter of Section 8, Township 36 North, Range 3 East of the Willamette Meridian.

PARCEL B:

The North half of the Northwest quarter of the Northwest of Section 9, Township 36 North, Range 3 East of the Willamette Meridian.

All situate in Skagit County, Washington.

SPECIAL EXCEPTIONS

Native Growth Protection Area Critical Areas Site Plant, and the terms and conditions thereof:

Recorded: June 17, 1997

Recording No.: 9706170100

Declarations of Covenants conditions, Restrictions, Easements and Road Maintenance Agreement, and the terms and conditions thereof:

Recording No.: 200105250116

Amended and restated Chuckanut Ridge Property Owners Declarations of Covenants, Conditions, Restrictions, Easements, and Road Maintenance Agreement, and the terms and conditions thereof

Recording No.: 201102170044

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."

The Land has been classified as Timberland 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 Date:

Recording No.: 9211300056, which is a re-record of 9111260030

The Land has been classified as Timberland 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 Date:

Recording No.: 9712040010