

When recorded return to:
Ryan Taylor and Cayla Taylor
938 Alexander Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3323

Aug 07 2019

Amount Paid \$6057.00

Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039202

CHICAGO TITLE

620039202

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kurt Robert Reynolds, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ryan Taylor and Cayla Taylor, 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.)

Lot 2, Skagit County Short Plat No. PL-04-0269; being ptn. SW NE 15-35-7

Tax Parcel Number(s): P122557 / 350715-1-004-1000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 31, 2019

Kurt Robert Reynolds
Kurt Robert Reynolds

State of Washington

County of Skaagit

I certify that I know or have satisfactory evidence that

Kurt Robert Reynolds
(s) are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: August 6, 2019

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: snokomish co.
My appointment expires: 9.01.2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122557 / 350715-1-004-1000

Lot 2, Skagit County Short Plat No. PL-04-0269, approved March 14, 2005, and recorded March 15, 2005, under Auditor's File No. 200503150072, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northeast Quarter of Section 15, Township 35 North, Range 7 East, W.M.

Together with a non-exclusive easement for ingress, egress and utilities as shown of the face of Short Plat No. 93-071, approved October 21, 1994, and recorded November 3, 1994, in Volume 11 of Short Plats, page 135, under Auditor's File No. 9411030038 and set forth in Declaration recorded November 3, 1994, under Auditor's File No. 9411030039, records of Skagit County, Washington.

Situate 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:

Purpose:	Ingress, egress, and utilities
Recording Date:	November 3, 1994
Recording No.:	9411030039
Affects:	Westerly and Southerly portion of said premises
2. Exceptions and reservations as contained in Deed:

Recording Date:	August 23, 1918
Recording No.:	127185
Recording No.:	127187

No determination has been made as to the current ownership or other matters affecting said reservations.
3. Reservations and recitals contained in the Deed as set forth below:

Recording No.:	475783
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4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Kitsap Land Corporation and John W. Smith and Joyce E. Smith, husband and wife
Purpose:	Ingress, egress, drainage and utilities
Recording Date:	August 30, 1996
Recording No.:	9608300041
Affects:	The Westerly and Southerly portion of said premises
5. Terms and conditions of Variance Permits and Amendment(s) thereto:

Recording No.:	9312140050
Recording No.:	9312140051
Recording No.:	9403080042
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Short Plat No. 93-071:

EXHIBIT "B"**Exceptions
(continued)**

Recording No: 9411030038

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

Grantee: Tom Walker
Purpose: Ingress and egress
Recording Date: June 11, 1996
Recording No.: 9606110056
Affects: Emmanuel Lane

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Short Plat No.

PL-04-0269:

Recording No: 200503150072

9. Protected Critical Area Site Plan and/or Easement, and the terms and conditions thereof:

Recording Date: March 15, 2005
Recording No.: 200503150071

10. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: February 26, 2007
Recording No.: 200702260206

11. Any question that may arise due to shifting or change in the course, boundaries or high water line of body of water or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of body of water.
12. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

EXHIBIT "B"**Exceptions
(continued)**

13. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
14. 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."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.