

**When recorded return to:**  
**Doyle S. Guffie and Mary Guffie**  
Guffie Family Trust  
1010 Old Hwy 99 North Rd  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3479  
Aug 16 2019  
Amount Paid \$5078.00  
Skagit County Treasurer  
By Marilyn Martich Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039368

**CHICAGO TITLE**

620039368

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gerald K. Handlos and Linda Handlos, 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 Doyle S. Guffie and Mary Guffie, as Co-Settlers and Co-Trustees of The Guffie Family Trust, created on June 14, 2018

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 NW, 35-35-3E

Tax Parcel Number(s): P35358 / 350335-0-002-0003

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 14, 2019

Gerald K. Handlos  
Gerald K. Handlos

Linda Handlos  
Linda Handlos

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Gerald K. Handlos and Linda Handlos 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: August 15, 2019

Lourea L. Garika  
Name: Lourea L. Garika  
Notary Public in and for the State of WA  
Residing at: Certification  
My appointment expires: 10/27/2022

NOTARY PUBLIC  
STATE OF WASHINGTON  
LOUREA L. GARIKA  
License Number 122836  
My Commission Expires 10-27-2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P35358 / 350335-0-002-0003**

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A tract of land in the Southeast Quarter (Southeast 1/4) of the Northwest Quarter (Northwest 1/4) of Section 35, Township 35 North, Range 3 East, Willamette Meridian, described as follows:

Commencing at a point, referred to herein as Point "A", on the North line of said Southeast Quarter (Southeast 1/4) of the Northwest Quarter (Northwest 1/4) of Section 35, which is North 89° 52' 24" East (called North 89° 52' East in previous descriptions) and 673.44 feet from the Northwest corner of said Subdivision; thence continuing North 89° 52' 24" East (called North 89° 52' East in previous descriptions) along said North line 219.67 feet; thence South 5° 53' 37" East (called South 5° 54' East in previous descriptions) 436.24 feet; thence South 25° 03' 07" East (called South 25° 03' 30" East in previous descriptions) 221.46 feet; thence South 89° 52' 24" West (called South 89° 52' West in previous descriptions), parallel with said North line of said Subdivision, 322.71 feet to an existing fence line and the true point of beginning of this property description; thence North 1° 28' 45" West 313.96 feet along said fence line; thence North 59° 33' 51" West, departing from said fence line, 186.64 feet to a point which bears South 30° 31' 33" West, 262.82 feet from said Point "A"; thence South 0° 51' 27" East (called South 0° 51' 50" East in previous descriptions), parallel with the West line of said Subdivision, 408.80 feet; thence North 89° 52' 24" East 162.90 feet to the true point of beginning.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Reservation contained in Deed from Federal Land Bank of Spokane for 50% of all minerals, oil and gas in or under said property including the terms, covenants and provisions thereof  
Recording Date: July 6, 1940  
Recording No.: Volume 181 of Deeds, page 83
2. Reservations contained in Deed from Dayton Mowrer, a bachelor including the terms, covenants and provisions thereof  
Recording Date: March 11, 1960  
Recording No.: 591915
3. Easement and Water agreement including the terms, covenants and provisions thereof  
Recording Date: June 19, 1974  
Recording No.: 802459
4. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof  
Recording Date: December 19, 1991  
Recording No.: 9112190022
5. Agreement including the terms, covenants and provisions thereof  
Recording Date: September 1, 1993  
Recording No.: 9309010028
6. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof  
Recording Date: May 23, 2017  
Recording No.: 201705230020
7. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,  
Recording Date: May 23, 2017  
Recording No.: 201705230021
8. Lot of Record Certification including the terms, covenants and provisions thereof  
Recording Date: July 29, 2019  
Recording No.: 201907290082

**EXHIBIT "B"**

Exceptions  
(continued)

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. 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 July 16, 2019  
between Doyle Guffie Mary Guffie ("Buyer")  
Buyer Buyer  
and Gerald Handlos Linda Handlos ("Seller")  
Seller Seller  
concerning 11195 Michael Pl 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.

*Doyle Guffie* 7-16-19  
Buyer Date  
*Mary Guffie* 7-16-19  
Buyer Date

*Gerald Handlos* 8-15-19  
Seller Date  
*Gerald Handlos* 7-22-19  
Seller Date  
*Linda Handlos* 8-15-19  
Seller Date  
*Linda Handlos* 7-22-19  
Seller Date