

**When recorded return to:**  
Tricia N. McIntosh  
1010 State Ave Box 1612  
Marysville, WA 98271

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-3705  
Aug 29 2019  
Amount Paid \$1126.40  
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.: 620039283

CHICAGO TITLE  
620039283

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Stephen R Francis and Bonnie L. Francis, Trustees of The Francis Family Trust,  
dated January 25, 2016

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Tricia N. McIntosh, 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 NW NW, 11-35-4E, W.M. and Ptn. SW SW, 2-35-4E, W.M.

Tax Parcel Number(s): P36186 / 350411-2-003-0104, P35648 / 350402-3-003-0004

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: August 12, 2019

Francis Family Trust, dated January 25, 2016

BY: [Signature] Trustee  
Stephen R. Francis  
Trustee

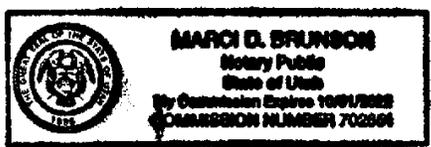
BY: [Signature] Trustee  
Bonnie L. Francis  
Trustee

State of Utah  
County of Piute

I certify that I know or have satisfactory evidence that Stephen R. Francis, Trustee & Bonnie L. Francis's Trustee is/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: 8-26-19

[Signature]  
Name: Marci D. Brunson  
Notary Public in and for the State of Utah  
Residing at: 475 2506 Aurora, UT 84600  
My appointment expires: 10-01-2022



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P36186 / 350411-2-003-0104 and P35648 / 350402-3-003-0004**

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**PARCEL A:**

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 2, Township 35 North, Range 4 East W.M., lying Easterly of the Northern Pacific Railroad right of way, EXCEPT that portion thereof lying Easterly of a fence as described in an instrument dated August 13, 1968, recorded September 9, 1968 as Auditor's File No. 717943, said fence extending in a straight line from the Northeast corner of said subdivision to a point on the South line thereof which is 21 feet, more or less, West of the Southeast corner.

Also that portion of the Northwest 1/4 of the Northwest 1/4 of Section 11, Township 35 North, Range 4 East W.M. lying Easterly of the Northern Pacific Railroad right of way and Northerly of the following described line:

Beginning at a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 11, 300 feet South of the Northeast corner thereof; thence North 58° West to the East line of said Northern Pacific Railroad right of way and to the point of ending of said line,

Situated in Skagit County, Washington.

**PARCEL B:**

A non-exclusive easement for ingress, egress and utilities over and across that certain 60 foot wide access and utility easement as delineated on the face of that certain survey recorded under Auditor's file No. 8009300029 in Volume 3 of Surveys, page 69, records of Skagit County, Washington, All being a portion of the West 1/2 of the West 1/2 of Section 11, Township 35 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

**PARCEL C:**

A non-exclusive easement for ingress, egress and utilities over the Northeasterly 60 feet of Tract 4 of that certain survey recorded under Auditor's File No. 8009300029 in Volume 3 of Surveys, page 69, records of Skagit county, Washington and being a portion of the West 1/2 of the West 1/2 of Section 11, Township 35 North, Range 4 East, W.M.

Situate in Skagit County Washington.

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 13, 2019  
between Tricia N McIntosh ("Buyer")  
Buyer Buyer  
and Francis Family Trust ("Seller")  
Seller Seller  
concerning XX Cully Road Sedro Wolley WA 98284 (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  
Tricia N McIntosh 07/16/2019  
Buyer 3:02:11 PM PDT Date  
Buyer Date

Authentication  
Bonnie Francis 07/15/2019  
Seller 2:15:00 PM 9:09:18 AM PDT Date  
Authentication  
Stephen R. Francis 07/15/2019  
Seller 7:45:00 PM 9:01:37 AM PDT Date  
Seller Date