

When recorded return to:
Eric W. Nelson and Irene C. Nelson
15856 Kamb Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4007
Sep 16 2019
Amount Paid \$9563.60
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038999

CHICAGO TITLE
620038999

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lee Strick and Jayne Branch, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Eric W. Nelson and Irene C. Nelson, 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. SE SW, 23-34-3E, W.M.

Tax Parcel Number(s): P22333 / 340323-0-003-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 12, 2019

Lee Strick
Lee Strick

Jayne Branch
Jayne Branch

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lee Strick and Jayne Branch 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: September 14, 2019

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish 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): P22333 / 340323-0-003-0007

Parcel A:

The North 100 feet of the East 170 feet of the following described tract:

That portion of the Southwest Quarter of the Southeast Quarter and of the Southeast Quarter of the Southwest Quarter of Section 23, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the Southwest Quarter of the Southeast Quarter;
Thence South 89°45' West 45.18 feet, more or less, to the West line of the road known as Oscar Kamb Road;
Thence North 0°49' East 533.35 feet (all courses referred to the South line of the Southeast Quarter as being South 89°45' West), to the true point of beginning;
Thence North 0°49' East 259.94 feet;
Thence South 89°36' West 1,480.63 feet;
Thence South 0°25'27" East 258.49 feet;
Thence North 89°39' East 1,474.97 feet to the true point of beginning;

Situated in Skagit County, Washington.

Parcel B:

That portion of the Southwest Quarter of the Southeast Quarter and of the Southeast Quarter of the Southwest Quarter of Section 23, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the Southwest Quarter of the Southeast Quarter;
Thence South 89°45' West 45.18 feet, more or less, to the West line of the road known as Oscar Kamb Road;
Thence North 0°49' East 533.35 feet (all courses referred to the South line of the Southeast Quarter as being South 89°45' West), to the true point of beginning;
Thence North 0°49' East 259.94 feet;
Thence South 89°36' West 1,480.63 feet;
Thence South 0°25'27" East 258.49 feet;
Thence North 89°39' East 1,474.97 feet to the true point of beginning;

EXCEPT the North 100 feet of the East 170 feet thereof;

ALSO EXCEPT the South 60 feet of the East 334.70 feet.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions and restrictions 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 in the document

Recording Date: October 15, 1998
Recording No.: 9810150068

As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

2. Conservation easement in favor of Skagit County recorded December 11, 1998, under Auditor's File No. 199812110087, records of Skagit County, Washington

3. Reservations contained in Deed:

Recording Date: October 25, 2002
Recording No.: 200210250044
Regarding: Skagit County Right to Farm

4. Record of Survey:

Recording Date: June 4, 2007
Recording No.: 200706040171
Affects: Parcel A

5. Lot of Record Certification

Recording Date: October 4, 2010
Recording No.: 201010040204

6. Title Notification - Special Flood Hazard Area

Recording Date: December 2, 2010
Recording No.: 201012020072

7. Title Notification - Development Activities On or Adjacent to Designated Natural resource Lands

Recording Date: December 2, 2010
Recording No.: 201012020073

8. The Land has been classified as Farm and Agricultural and is subject to the provisions of

EXHIBIT "B"Exceptions
(continued)

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.: 760262

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

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 19, 2019

between Eric W. Nelson Irene C. Nelson ("Buyer")
Buyer Buyer
and Lee Strick Jayne Branch ("Seller")
Seller Seller
concerning 15856 Kamb Rd Mount Vernon WA 98273 (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
Eric W Nelson 06/21/2019
Buyer 3:06:10 PM PDT Date
Authentication
Irene C Nelson 06/21/2019
Buyer 5:19:25 PM PDT Date

Authentication
Lee Strick 06/21/2019
Seller 3:58:24 PM PDT Date
Authentication
Jayne Branch 06/21/2019
Seller 3:46:26 PM PDT Date