

When recorded return to:

Anthon Steen
Samish Tiderip, LLC
895 Nevitt Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4065

Sep 19 2019

Amount Paid \$3832.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039705

CHICAGO TITLE
U20039705

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steve D Marquis and Zheng Zheng Wang, 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 Samish Tiderip, LLC, a Washington limited liability company

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.)

LT 3 OF SKAGIT COUNTY SHORT PLAT NO. 27-85; BEING PTN S/2 SE 32-35-3


Tax Parcel Number(s): P35183 / 350332-0-017-0009


Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 17, 2019



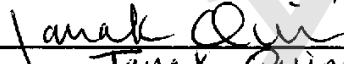
Steve D Marquis


Zheng Zheng Wang

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Steve D Marquis and Zheng Zheng Wang^{Q. Wang} 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 18, 2019



Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

JANA K QUINN
Notary Public
State of Washington
License Number 179517
My Commission Expires
June 29, 2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P35183 / 350332-0-017-0009

LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. 27-85, AS APPROVED MARCH 25, 1986 AND RECORDED JULY 24, 1986, IN VOLUME 7 OF SHORT PLATS, PAGE 100, UNDER AUDITOR'S FILE NO. 8607240002, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND DRAINAGE AND UTILITIES OVER THAT CERTAIN 20 FOOT STRIP IN LOT 1 OF SAID SHORT PLAT NO. 27-85 AS APPROVED MARCH 25, 1986, AND RECORDED JULY 24, 1986, IN VOLUME 7 OF SHORT PLATS, PAGE 100, UNDER AUDITOR'S FILE NO. 8607240002, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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 SKAGIT COUNTY SHORT PLAT NO. 27-85:
Recording No: 8607240002

2. Agreement, including the terms and conditions thereof; entered into;
By: Bernie J. LaChance
And Between: Skagit County
Recorded: March 28, 1994
Auditor's No. 9403280146, records of Skagit County, Washington
Providing: Mound sewage system

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 24, 1986
Recording No.: 8607240002 and Recording No. 200409100066
Matters shown: Encroachment of a fence onto the Easterly portion of said premises by approximately three feet.

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: September 10, 2004
Recording No.: 200409100066
Matters shown: Possible gap along Easterly portion of said premises

5. 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

EXHIBIT "B"

Exceptions (continued)

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."