

**When recorded return to:**

Patrick Michael Akin and Marilyn Akin  
700 N Reed St #5  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4237

Sep 30 2019

Amount Paid \$4624.10

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.: 620039778

**CHICAGO TITLE**

620039778

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gregory Higgins ESPS 401-K

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Patrick Michael Akin and Marilyn Akin, 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. NW NE, 17-35-6E W.M.

Tax Parcel Number(s): P106745 / 350617-0-140-0201

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 25, 2019

Gregory Higgins ESPS 401-K

BY: Gregory Higgins, Director  
Gregory Higgins, Director

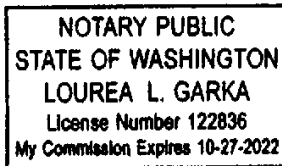
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Gregory Higgins

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Director of Gregory Higgins ESPS 401-K to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 27, 2019

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of USA  
Residing at: Burlington  
My appointment expires: 10/27/2022



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P106745 / 350617-0-140-0201**

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PORTION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SUBDIVISION 873 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE EAST 120 FEET; THENCE NORTH TO THE SOUTH LINE OF THE PUGET SOUND AND BAKER RIVER RAILWAY RIGHT-OF-WAY; THENCE WESTERLY ALONG SOUTH LINE OF SAID RIGHT-OF-WAY TO THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTH TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 97 FEET THEREOF.

TOGETHER WITH

ALL THAT PORTION OF THE ABANDONED PUGET SOUND AND BAKER RIVER RAILROAD LYING NORTH OF AND ADJACENT TO THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT 873 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.; THENCE EAST 120 FEET; THENCE NORTH TO THE PUGET SOUND AND BAKER RIVER RAILWAY; THENCE WEST TO A POINT NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING.

TOGETHER WITH

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.; THENCE SOUTH 02° 03' 18" WEST ALONG THE WEST LINE OF SAID NORTHEAST ¼, A DISTANCE OF 293.65 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE PUGET SOUND AND BAKER RIVER RAILWAY CONVEYED BY INSTRUMENT RECORDED MAY 16, 1907, IN VOLUME 62 OF DEEDS, PAGE 369, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS SHOWN ON SURVEY FILED IN VOLUME 20 OF SURVEYS AT PAGE 73, UNDER AUDITOR'S FILE NO. 9802270078, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 56° 26' 13" EAST, A DISTANCE OF 43.95 FEET; THENCE NORTH 76° 17' 16" EAST, A DISTANCE OF 29.35 FEET; THENCE NORTH 88° 25' 28" EAST, A DISTANCE OF 59.87 FEET; THENCE SOUTH 03° 52' 33" EAST, A DISTANCE OF 15.35 FEET TO THE NORTH LINE OF SAID PUGET SOUND AND BAKER RIVER RAILWAY; THENCE WESTERLY ALONG THE NORTH LINE OF SAID RAILWAY, A DISTANCE OF 127.32 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**EXHIBIT "B"**  
**Exceptions**

1. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: September 10, 1999  
Recording No.: 199909100030

2. Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: June 14, 1999  
Recording No.: 9906140178

"...the boundary adjustment parcel shall be aggregated with the adjoining land of the grantees and does not constitute an independent building site."

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey:

Recording No: 201902190065

4. 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."

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

**EXHIBIT "B"**

Exceptions  
(continued)

thereof; Indian treaty or aboriginal rights.

6. Assessments, if any, levied by City of Lyman.
7. City, county or local improvement district assessments, if any.