

**When recorded return to:**  
Dana Brossard and Leandra Brossard  
7594 Bird Dog Lane  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-4414  
Oct 10 2019  
Amount Paid \$6680.00  
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.: 620038262

**CHICAGO TITLE**  
620038262

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) George J Joseph, an unmarried person and Mary M Mitchell, an unmarried person, each as to an undivided 1/2 interest, as their respective separate estates

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Dana Brossard and Leandra Brossard, 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.)

Lot(s): Lot 4 SP #96-032 RN 199912070056

Tax Parcel Number(s): P116220 / 350710-4-002-0600

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 25, 2019

George Joseph  
George Joseph

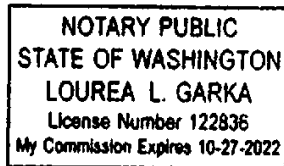
Mary Mitchell  
Mary Mitchell

State of WASHINGTON  
County of Snohomish

I certify that I know or have satisfactory evidence that George Joseph Mary Mitchell  
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: October 4, 2019

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P116220 / 350710-4-002-0600**

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LOT 4 OF SKAGIT COUNTY SHORT PLAT #96-032, APPROVED NOVEMBER 13, 1999 AND RECORDED DECEMBER 7, 1999 UNDER RECORDING NO. 199912070056, BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN THAT INSTRUMENT RECORDED DECEMBER 7, 1999 UNDER RECORDING NO. 199912070057.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	State Division of Forestry
Purpose:	Road for forest protection purposes
Recording Date:	March 30, 1937
Recording No.:	288258
Recording No.:	288259
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Skagit County
Purpose:	Stream control work along Grandy Creek
Recording Date:	September 1, 1971
Recording No.:	757556
  
3. Private Roadway and Utility Crossing Easement and the terms and conditions thereof:  

Recording Date:	March 5, 1996
Recording No.:	9603050085
  
4. Private Roadway and Utility Crossing Easement and the terms and conditions thereof:  

Recording Date:	March 5, 1996
Recording No.:	9603050086
  
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Energy, Inc.
Purpose:	Utility systems for purposes of transmission, distribution and sale of gas and electricity
Recording Date:	July 12, 1999
Recording No.:	9907120253
Affects:	Portion of premises
  
6. Regulatory Notice/Agreement that may include covenants, conditions and restrictions affecting the subject property:  

Executed by:	Skagit County Hearing Examiner and James Cook
Recording Date:	January 6, 1999
Recording No.:	9901060078
  
7. Regulatory Notice/Agreement that may include covenants, conditions and restrictions affecting

**EXHIBIT "B"**Exceptions  
(continued)

the subject property:

Executed by: Skagit County Hearing Examiner and James Cook  
Recording Date: January 6, 1999  
Recording No.: 9901060079

8. 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 Short Plat No. 96-032:

Recording No: 199912070056

9. Non-Exclusive Easement and Maintenance Declaration and the terms and conditions thereof:

Recording Date: December 7, 1999  
Recording No.: 199912070057

10. Title Notification and the terms and conditions thereof:

Recording Date: June 28, 2001  
Recording No.: 200106280084  
Regarding: Development activities on or adjacent to designated natural resource lands

11. Low Flow Mitigation Summary and the terms and conditions thereof:

Recording Date: July 6, 2001  
Recording No.: 200107060029

12. Declaration of Easement and Maintenance Agreement and the terms and conditions thereof:

Recording Date: December 5, 2001  
Recording No.: 200112050086

13. City, county or local improvement district assessments, if any.

14. 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

**EXHIBIT "B"**Exceptions  
(continued)

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."