



201910250121

10/25/2019 03:44 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:
Georgia K Gerber and Tyler L. Culp
32540 Cockreham Island Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040234

CHICAGO TITLE
020040234

STATUTORY WARRANTY DEED

THE GRANTOR(S) Harold Vandervegt and Patricia A. Vandervegt, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Georgia K Gerber, an unmarried person and Tyler L Culp, 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.)

POR SW 1/4 OF NE 1/4 & E 1/2 OF E 1/2 OF NW 1/4, 16-35N-6E

Tax Parcel Number(s): P41289 / 350616-2-001-0000, P41284 / 350616-1-006-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20194697
OCT 25 2019

Amount Paid \$ 9172.00
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 14, 2019

Harold VanderVegt
Harold VanderVegt

Patricia A. VanderVegt
Patricia A. VanderVegt

State of WASHINGTON
County of SKEGIT

I certify that I know or have satisfactory evidence that Harold VanderVegt Patricia A VanderVegt
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 24, 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

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41289 / 350616-2-001-0000 and P41284 / 350616-1-006-0007

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 313.5 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE EAST 544.5 FEET;

THENCE SOUTH TO ETACH OR MINKLER CREEK;

THENCE WESTERLY FOLLOWING SAID CREEK TO THE WEST LINE OF SAID SUBDIVISION;

THENCE NORTH TO THE POINT OF BEGINNING.

ALSO, THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 16, LYING NORTH OF ETACH OR MINKLER CREEK AND SOUTH OF THE GREAT NORTHERN RAILROAD RIGHT OF WAY;

EXCEPT STATE HIGHWAY AND COUNTY ROAD AND THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY 17-A AND TO SKAGIT COUNTY FOR COCKREHAM ROAD BY DEEDS RECORDED JANUARY 6, 1958 AND MARCH 28, 1973, UNDER AUDITOR'S FILE NO. 560330 AND AUDITOR'S FILE NO. 782573, RESPECTIVELY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Terms and conditions contained in Application for Current Land Use Classification (entered pursuant to RCW 84.33); Notice of Approval

Recorded: February 7, 1983
Auditor's File No.: 8302070012
Classification: Farm and Agricultural Land
Affects: Said premises and other property

2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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