

**When recorded return to:**

Mark D. Hansen  
 3863 Old Hwy 99 N  
 Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX

Affidavit No. 2020-197

Jan 17 2020

Amount Paid \$5045.00  
 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.: 620041038

**CHICAGO TITLE**  
 620 041038

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mark W. Baugh, as Personal Representative of the Estate of Lloyd W. Foulds, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Mark D. Hansen, an unmarried man

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. SKAGIT COUNTY SHORT PLAT NO. 132-79

SN SE 20-36-4 (nd)

Tax Parcel Number(s): P49676 / 360420-4-011-0009, P128627 / 360420-4-011-0300

Subject to:

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

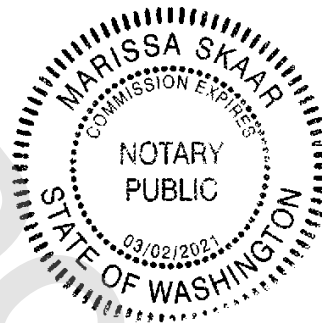
**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 2, 2020

Estate of Lloyd W. Foulds

BY: Mark W. BaughMark W. Baugh  
Personal RepresentativeState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Mark W. Baugh is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of Estate of Lloyd W. Foulds to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/10/2020Name: Marissa SkaarNotary Public in and for the State of WAResiding at: StanwoodMy appointment expires: 3/2/2021

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P49676 / 360420-4-011-0009 and P128627 / 360420-4-011-0300**

Skagit County Short Plat No. 132-79, approved March 14, 1980, and recorded March 18, 1980, in Volume 4 of Short Plats, page 51, under Auditor's File No. 8003180026, records of Skagit County, Washington, being a portion of the Southwest quarter of the Southeast quarter of Section 20, Township 36 North, Range 4 East of the Willamette Meridian.

Except that portion of said Short Plat, described as follows:

Beginning at the Northwest corner of said Short Plat;  
thence South 88°24'3" East along the North line of said Short Plat a distance of 461.29 feet;  
thence South 04°40' East a distance of 247.79 feet;  
thence North 88°18'21" West a distance of 461.91 feet to the West line of said Short Plat;  
thence North 04°40' West a distance of 247.02 feet to the Point of Beginning.

And except any portion lying within property described in instrument recorded June 28, 1967 under Auditor's File No. 701365, records of Skagit County, Washington and by deed recorded November 7, 1979, under Auditor's File No. 7911070012, records of Skagit County, Washington.

Situated in Skagit County, Washington.

## EXHIBIT "B"

### Exceptions

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

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	December 12, 1978
Recording No.:	892934
  
2. 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:
 

Recording No: 8003180026
  
3. Lot of record certification, and the terms and conditions thereof:
 

Recording Date:	March 11, 2008
Recording No.:	200803110095
  
4. Protected Critical Area Site Plan, and the terms and conditions thereof:
 

Recording Date:	June 5, 2008
Recording No.:	200806050086
  
5. Low Flow Mitigation Summary, and the terms and conditions thereof:
 

Recording Date:	August 6, 2008
Recording No.:	200806050087
  
6. 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

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

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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. The Land has been classified as Open Space and is subject to the provisions of 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: August 25, 2009  
Recording No.: 200908250041

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.

Said instrument is a re-record of instrument recorded under recording number 200907070279.

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