

When recorded return to:
Samish River Properties LLC
5742 Gilkey Ave
Bow, WA 98232

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039571

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-482

Feb 07 2020

Amount Paid \$6885.00
Skagit County Treasurer
By Heather Beauvais Deputy

CHICAGO TITLE
620039571
STATUTORY WARRANTY DEED

THE GRANTOR(S) Nadine Burrington Foist and Robert Houston Foist, wife and husband

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

Ptn of Block 3, Town of Edison (Halls Add)

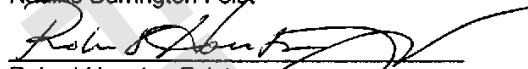
Tax Parcel Number(s): P72958/ 4099-003-002-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 21, 2020


Nadine Burrington Foist
Robert Houston FoistState of WA
County of Snohomish

I certify that I know or have satisfactory evidence that
Nadine Burrington Foist and Robert Houston Foist
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.


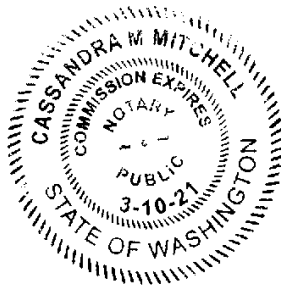
Dated: 1-22-2020
Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 3-10-2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P72958/ 4099-003-002-0006

PARCEL A:

Those certain unnumbered Lots in Block 3 of "Town Plat of Edison (Haller's Addition)", as per plat recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington, more particularly described as follows:

Beginning at the intersection of the West line of Lot 5 in Block 2 of said Plat with the Edison Slough; thence South along said West line to the Northeast corner of Lot 4 in said Block 2; thence West along the North line of Lots 3 and 4 in Block 2, a distance of 120 feet to the East line of Lot 1 in Block 3; thence North along the East line of Lots 1 and 2 in Block 3, a distance of 120 feet to the South line of Lot 3 in said Block 3; thence East along said South line to its intersection with Edison Slough; thence Southeasterly along said Slough to the Point of Beginning.

Except those portions thereof lying within the right of way of Diking District No. 19.

PARCEL B:

The East 1/2 of Lots 1 and 2 and the North 10 feet of the West 1/2 of Lot 2 in Block 3 of "Town Plat of Edison (Haller's Addition)", as per plat recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington.

Together with that portion of the vacated alley in said Block which has reverted to said premises by operation of law.

Also together with that portion, if any, of vacated Gilkey Avenue which has reverted to said North 10 feet of the West 1/2 of Lot 2 by operation of law.

Except those portions thereof lying within the right of way of Diking District No. 19.

EXHIBIT "B"
Exceptions

1. 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 "Town Plat of Edison (Haller's Addition)".

Recorded: Vol. 1 of Plats, pg. 7

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

Granted to: Skagit County
Purpose: Sewer services
Recording Date: July 2, 1997
Recording No.: 9707020070

3. Title Notification, and the terms and conditions thereof:

Recording Date: April 30, 2002
Recording No.: 200204300078

4. Title Notification - Special Flood Hazard Area, and the terms and conditions thereof:

Recording Date: April 30, 2002
Recording No.: 200204300079

5. 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: 200508040100

6. 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.

EXHIBIT "B"

**Exceptions
(continued)**

7. City, county or local improvement district assessments, if any.
8. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

Authentisign ID: 7676E5D2-AB2A-416F-82C1-EF69A82E5BF6

Authentisign ID: 480C8C12-692D-4009-A43D-7F245719432D

John L. Scott
REAL ESTATE

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 21, 2019
between Samish River Properties LLC ("Buyer")
Buyer
and Robert Houston Foist Nadine Burrinton Foist ("Seller")
Seller
concerning 5717 Gilkey Avenue Bow WA 98232 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
Andrew Vallee 08/23/2019
Buyer Date
08/23/2019 12:27:38 PM PDT

Authentisign
Robert Houston Foist 08/21/2019
Seller Date
08/21/2019 5:51:58 PM PDT

Authentisign
Nadine Burrinton Foist 08/21/2019
Seller Date
08/21/2019 5:51:31 PM PDT