

When recorded return to:
Jon Crimmins and Jodi Crimmins
5432 Chuckanut Drive
Bow, WA 98232

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040294

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-538

Feb 13 2020

Amount Paid \$8450.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620040294
STATUTORY WARRANTY DEED

THE GRANTOR(S) Tracy L. Whitener, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jon Crimmins and Jodi Crimmins, 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. SE NE, 33-36-3E, W.M.

Tax Parcel Number(s): P48580 / 360333-0-042-0006, P48578 / 360333-0-040-0206, P48579 /
360333-0-041-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 12, 2020



Tracy L. Whitener

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Tracy L. Whitener is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 12, 2020



Name: Jana K. Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

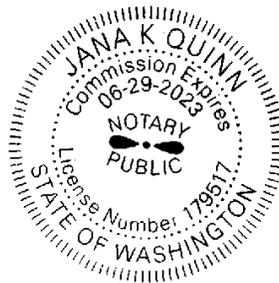


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48580 / 360333-0-042-0006, P48578 / 360333-0-040-0206 and P48579 / 360333-0-041-0007

PARCEL A:

That portion of the Southeast Quarter of the Northeast Quarter of Section 33, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of Lot 5, Block 8, PLAT OF LADYSMITH, (now vacated) according to the plat thereof recorded in Volume 4 of Plats, page 5, records of Skagit County, Washington;
Thence North along the East line of said Block 8, a distance of 99.65 feet;
Thence West 91.5 feet;
Thence South parallel with the East line of Block 8 to the South line of Lot 6 in said Block extended West;
Thence East along said South line to the Southeast corner of said Lot 6;
Thence North along the East line of said Lot 6, a distance of 30 feet, more or less, to the Northeast corner thereof and the point of beginning;

EXCEPT that portion conveyed to Lawrence E. Edwards et ux by instrument recorded under Auditor's File No. 8807270068, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

A portion of the Southeast Quarter of the Northeast Quarter of Section 33, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of Lot 5, Block 8, Plat of Ladysmith, according to the plat thereof, recorded in Volume 4 of Plats, page 5, records of Skagit County, Washington;
Thence South along the East line of said Lot 5, a distance of 30.00 feet;
Thence West along the South line of Lot 6 and its Westerly projection, a distance of 91.50 feet to the point of beginning of this description;
Thence continue West, a distance of 1.00 foot to the centerline of Commercial Avenue as shown on said Plat of Ladysmith;
Thence North along said centerline, a distance of 30.00 feet;
Thence East, a distance of 1.00 foot;
Thence South, a distance of 30.00 feet to the point of beginning.

Situated in Skagit County, Washington

PARCEL C:

An easement or right of way as granted by permit from Puget Sound Power and Light Company, recorded September 30, 1994, under Auditor's File No. 9409300060, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "A"
Legal Description
(continued)

PARCEL D:

That portion of the Southeast Quarter of the Northeast Quarter of Section 33, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of Government Lot 8 of said Section 33;
Thence North 89°52' West, 82.5 feet along the Northerly line of said Government Lot 8 to the Westerly right of way line of the Pacific Northwest Traction Company;
Thence North 3.5 feet along said Westerly right of way line to a point, which point will hereinafter be known as the point of beginning;
Thence North along said Westerly right of way line, 150 feet;
Thence West 92.5 feet to the centerline of the former Commercial Avenue of the former Town of Ladysmith, now vacated and said point considered hereinafter to be the true point of beginning of this conveyance;
Thence North 151.5 feet;
Thence West 288 feet;
Thence South 151.5 feet;
Thence East 288 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL E:

That portion of the Southeast Quarter of the Northeast Quarter of Section 33, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of Lot 5, Block 8, Plat of Ladysmith, according to the plat thereof recorded in Volume 4 of Plats, page 5, (now vacated) records of Skagit County, Washington;
Thence North along the East line of said Block 8, a distance of 99.65 feet to the true point of beginning;
Thence West 91.5 feet;
Thence South parallel with the East line of said Block 8, a distance of 10 feet;
Thence East parallel with the North line, a distance of 91.5 feet;
Thence North 10 feet to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Agreement, including the terms and conditions thereof; entered into;
By: Puget Sound Power and Light Company, a Washington corporation
And Between: Lance P. Libby and Karen L. Libby, husband and wife
Recorded: September 30, 1994
Auditor's No.: 9409300060, records of Skagit County, Washington
Providing: Ingress and egress
Affects: Said premises
2. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands Pursuant to SCC 14.16.870;
Recorded: June 5, 2003
Auditor's No(s): 200306050133, records of Skagit County, Washington
3. Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;
Recorded: June 5, 2003
Auditor's No(s): 200306050134, records of Skagit County, Washington
4. Terms, conditions, and restrictions of that instrument entitled Title Notification - Waiver of 200' Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands Pursuant to Skagit County Code 14.16.810;
Recorded: June 5, 2003
Auditor's No(s): 200306050135, records of Skagit County, Washington
5. Notice re: Bylaws and Service Area

Recording Date: November 16, 2009
Recording No.: 200911160063
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. This item intentionally deleted
Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2020.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Blanchard Edison Water Association.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
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**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 January 08, 2020
between Jon Crimmins Jodi Crimmins ("Buyer")
Buyer Buyer
and Tracy L Whitener ("Seller")
Seller Seller
concerning 5432 Chuckanut Drive 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
Jon Crimmins 01/08/2020
Buyer 9:47:03 AM PST Date

Authentisign
Jodi Crimmins 01/08/2020
Seller 12:32:01 PM PST Date

Authentisign
Tracy L Whitener 01/08/2020
Buyer 10:04:12 AM PST Date

Seller Date