

When recorded return to:
Aaron Langendorfer and Charmelle N.
Langendorfer, a married couple
12583 Flats Road
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-579

Feb 14 2020

Amount Paid \$8272.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620041088
STATUTORY WARRANTY DEED

THE GRANTOR(S) Tamara Swanson-Toyama, an unmarried woman, who erroneously acquired title as a married woman as her separate property

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Aaron Langendorfer and Charmelle N. Langendorfer, 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. G.L. 6, 7 and SW, 30-34-3E, W.M., Skagit County, WA

SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AS ATTACHED HERETO ON EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

Tax Parcel Number(s): P22933 / 340330-0-023-0103

STATUTORY WARRANTY DEED
(continued)

Dated: February 5, 2020

Tamara Swanson Toyama
Tamara Swanson-Toyama

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Tamara Swanson-Toyama is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2-11-2020

CAROLA VOEGELI
Notary Public
State of Washington
My Commission
176669
My Commission Expires
FEBRUARY 13, 2023

Carola Voegeli
Name: Carla A Voegeli
Notary Public in and for the State of Wa
Residing at: Oak Harbor
My appointment expires: 2-13-2023

EXHIBIT "A"

Order No.: 70127780

For APN/Parcel ID(s): P22933 / 340330-0-023-0103

THAT PORTION OF THE NORTH 150 FEET OF GOVERNMENT LOT 6 AND THE SOUTH 185 FEET OF

GOVERNMENT LOT 7, SECTION 30, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6;
THENCE SOUTH ALONG THE WEST LINE OF GOVERNMENT LOT 6, 150 FEET;
THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF GOVERNMENT LOT 6, 925 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF TRACT CONVEYED BY DEED DATED AUGUST 6, 1964, WHEREIN ANNA A. SWANSON, A WIDOW, WAS GRANTOR, AND CARL AUSTIN SWANSON, ANTON VERNON SWANSON, AND PETER KERMIT SWANSON WERE GRANTEEES, AND WHICH DEED IS RECORDED IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 654229, AND WHICH POINT IS THE TRUE POINT OF BEGINNING;
THENCE NORTH ALONG THE EAST LINE OF SAID TRACT CONVEYED BY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 654229 A DISTANCE OF 239 FEET;
THENCE EAST 151 FEET;
THENCE SOUTH 23 FEET;
THENCE SOUTH 88°10'24" E, 93.69 FEET;
THENCE SOUTH 27°16'38" E, 31.98 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF FLATS ROAD TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 150 FEET OF GOVERNMENT LOT 6;
THENCE WESTERLY ALONG THE LINE WHICH IS PARALLEL WITH AND 150 FEET SOUTH OF THE NORTH LINE OF GOVERNMENT LOT 6 TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING EASEMENT:

A 20 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, THE CENTERLINE OF WHICH IS DESCRIBED BELOW AND RUNS ACROSS PORTION SECTION 30, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.;

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE FLATS COUNTY ROAD WITH THE SOUTH LINE OF THE NORTH 140 FEET OF GOVERNMENT LOT 6 OF SAID SECTION 30;

THENCE WEST PARALLEL WITH THE SAID SOUTH LINE OF THE GOVERNMENT LOT 6, A DISTANCE OF 238 FEET, MORE OR LESS, TO THE CENTERLINE OF AN EXISTING PRIVATE ROADWAY WHICH RUNS NORTH NEAR AND ROUGHLY PARALLEL WITH THE EAST LINE OF A BARN EXISTING ON MARCH 16, 1990;

THENCE WESTERLY ALONG THE CENTERLINE OF SAID EXISTING PRIVATE ROADWAY A DISTANCE OF OF 239 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE CENTERLINE OF AN EAST/WEST PRIVATE ROADWAY AS IT RUNS WESTERLY TO "LITTLE SLOUGH";

THENCE CONTINUING WESTERLY (THE CENTERLINE BEING 10 FEET NORTHERLY FROM AND FOLLOWING THE NORTHERLY SHORELINE OF "LITTLE SLOUGH") TO A POINT ON A LINE WHICH LIES PARALLEL WITH AND 10 FEET WEST OF THE EAST LINE OF GOVERNMENT LOT 3 OF SAID SECTION 25;

THENCE NORTHERLY AT A DISTANCE OF 10 FEET WESTERLY FROM THE EAST LINE OF SAID GOVERNMENT LOT 3 OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., TO THE NORTH LINE OF SAID GOVERNMENT LOT 3.

EXHIBIT "A"
(continued)

THIS EASEMENT IS APPURTENANT TO GOVERNMENT LOT 1 OF SECTION 25, TOWNSHIP 34
NORTH, RANGE 2 EAST, W.M. AND GOVERNMENT LOT 6 OF SECTION 24, RANGE 2 EAST, W.M.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"
EXCEPTIONS**

Order No.: 70127780

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

Granted to: Pacific Northwest Traction Company, a corporation
Purpose: transmitting electric current and telephone lines
Recording Date: March 1, 1918
Recording No.: 124705

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

Granted to: County of Skagit
Purpose: road
Recording Date: August 4, 1925
Recording No.: 186254

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

Purpose: ingress and egress
Recording Date: September 18, 1990
Recording No.: 9009180081

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.: 200508010157

Lot of Record Certification and the terms and conditions thereof:

Recording Date: September 26, 2013
Recording No.: 201309260066

Quit Claim Deed for Boundary Line Adjustment and easements including the terms, covenants and provisions thereof

Recording Date: October 5, 2018
Recording No.: 201810050001

EXHIBIT "B"
EXCEPTIONS

(continued)

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 Boundary Line Adjustment :

Recording No: 201810160002

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."