

When recorded return to:
Patrick A. Swanson and Ruth A. Swanson
20001 East Johnson Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-737
Feb 28 2020
Amount Paid \$7570.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041144

CHICAGO TITLE
LP 20041144

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey N. Neuman, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Patrick A. Swanson and Ruth A. Swanson, 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. NE SW, 9-33-4E, W.M.

Tax Parcel Number(s): P16583 / 330409-1-002-0400, P119373/ 330409-1-002-0600

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February ^{26th} ~~19~~, 2020 J.N.

Jeffrey N. Neuman
Jeffrey N. Neuman

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey N. Neuman 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: 2/26/2020

Kelli A. Mayo
Name: _____
Notary Public in and for the State of WA
Residing at: Sedro Woolley,
My appointment expires: 6/19/21

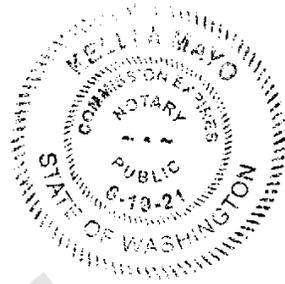


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P16583 / 330409-1-002-0400 and P119373/ 330409-1-002-0600

Parcel A:

The North 3/4 of the Northeast 1/4 of the Southwest 1/4 of Section 9, Township 33 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

Parcel B:

A road easement for ingress and egress over and across the Northeast 1/4 of the Northwest 1/4 of Section 9, Township 33 North, Range 4 East W.M., which easement shall be 60 feet in width, lying 30 feet on either side of the centerline of the road to be constructed across said Section 9.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Reservation contained in Deed regarding mineral rights including the terms, covenants and provisions thereof
Recording Date: February 26, 1949
Recording No.: 428325
2. Agreement regarding Easements, construction and maintenance of a roadway including the terms, covenants and provisions thereof
Recording Date: June 19, 1989
Recording No.: 8906190004
3. Reservations contained in Deed regarding Mineral rights and Easement including the terms, covenants and provisions thereof
Recording Date: July 7, 1989
Recording No.: 8907070039
4. Reservations contained in Deed regarding logging roads, including the terms, covenants and provisions thereof
Recording Date: August 2, 1989
Recording No.: 8908020039
5. Agreement regarding reciprocal Easement including the terms, covenants and provisions thereof (including questions of the exact width and location)
Recording Date: December 18, 1989
Recording No.: 8912180026
6. Reservations contained in Deed including the terms, covenants and provisions thereof
Recording Date: December 18, 1989
Recording No.: 8912180023
7. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,
Recording Date: November 1, 2001
Recording No.: 200111010037
8. Title Notification including the terms, covenants and provisions thereof
Recording Date: May 1, 2002

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 200205010066

9. Statement of mineral claim including the terms, covenants and provisions thereof

Recording Date: March 18, 2009
Recording No.: 200903180040

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

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

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 January 27, 2020
between Patrick A Swanson Ruth A Swanson ("Buyer")
Buyer Buyer
and Jeffrey N Neuman ("Seller")
Seller Seller
concerning 20001 E Johnson Road Mount Vernon WA 98274 (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.

Authenticate: Patrick A Swanson 01/27/2020
Buyer 6:43:02 PM PST Date

Jeffrey N. Neuman 2-3-20
Seller Date

Authenticate: Ruth A Swanson 01/27/2020
Buyer 6:54:19 PM PST Date

Seller Date