

When recorded return to:
Suzanne C. Hall
6212 SW Spokane St
Seattle, WA 98116

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-773
Mar 03 2020
Amount Paid \$21355.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041508

CHICAGO TITLE
620041508

STATUTORY WARRANTY DEED

THE GRANTOR(S) Delbert R. Harner and Margo L. Harner, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Suzanne C. Hall, an unmarried person and Sondra J. Rysdam, an unmarried person

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 GL 3, SECTION 27, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.

Tax Parcel Number(s): P47201 / 360227-0-006-0009, P132729 / 3847-800-031-2106

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 25, 2020

Delbert R. Harner

Delbert R. Harner

Margo L. Harner

Margo L. Harner

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Delbert R. Harner and Margo L. Harner 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: 3/2/2020

Deborah K. Flick
Name: Deborah K. Flick
Notary Public in and for the State of WA
Residing at: OF 8/19/22 Arlington
My appointment expires: 8/19/22

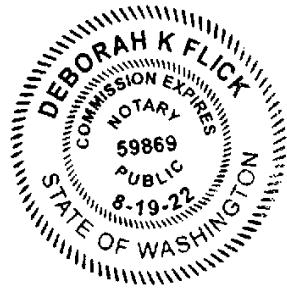


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P47201 / 360227-0-006-0009 and P132729 / 3847-800-031-2106

PARCEL A:

PORTION OF LOT 3, SECTION 27, TOWNSHIP 36 NORTH, RANGE 2 EAST, W. M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE COUNTY ROAD RUNNING WESTERLY FROM JAMES STREET AS SHOWN ON THE MAP OF THE TOWN OF SAMISH AT A POINT 66 FEET WEST OF THE WEST LINE OF THE MAP OF THE TOWN OF SAMISH; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID COUNTY ROAD TO A POINT 132 FEET WEST OF THE WEST LINE OF THE MAP OF THE TOWN OF SAMISH; THENCE SOUTH ON A LINE PARALLEL WITH AND 132 FEET WEST OF THE WEST LINE OF MAP OF THE TOWN OF SAMISH TO THE SOUTH LINE OF SAID LOT 3; THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 3 TO A POINT 66 FEET WEST OF THE SAID WEST LINE OF THE MAP OF THE TOWN OF SAMISH; THENCE NORTH TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 3, SECTION 27, TOWNSHIP 36 NORTH, RANGE 2 EAST, AS CONVEYED TO DAVID C. MORELAND AND EILEEN K. SMITH MORELAND, HUSBAND AND WIFE, BY QUIT CLAIM DEED RECORDED JUNE 27, 2014, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201406270092.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

ALL OF THE SECOND CLASS TIDELANDS EMBRACED WITHIN THE FOLLOWING DESCRIBED TRACT:

THE NORTHERLY 500 FEET OF TRACTS 58 AND 59, MAP OF PADILLA BAY, AS FILED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SKAGIT COUNTY AND CONFIRMED BY DECREE OF SAID COURT IN CASE OF BEN F. NAUMAN, TRUSTEE, VS. ALFRED S. HOLMES, ET AL, BEING CAUSE NO. 13653.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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.

2. Question of location of lateral boundaries of said second class tidelands or shorelands.

3. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Bay.

4. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 143769

5. Agreement, and the terms and conditions thereof:

Recording No.: 394366

6. Alternative Sewage System Agreement, and the terms and conditions thereof:
Recording Date: April 8, 1992
Recording No.: 9204080021

7. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Recording Date: October 26, 1992
Recording No.: 9210260080

8. Lot certification, and the terms and conditions thereof:

Recording Nos.: 200509230118, 200509230119 & 200809090005

9. 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

EXHIBIT "B"Exceptions
(continued)

Survey:

Recording No: 200901280183

10. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Nos.: 201209130093 and 201406270091

11. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed.

Recorded: June 27, 2014

Recording No.: 201406270091

12. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Recording Date: June 27, 2014

Recording No.: 201406270092

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

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

15. Assessments, if any, due and owing Samish Farms Water Association.

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 February 16, 2020

between Suzanne C. Hall Sondra J. Rysdam ("Buyer")
Buyer Buyer
and Delbert R. Harner Margo L. Harner ("Seller")
Seller Seller
concerning 9428 Samish Island Road Bov 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.

Authenti
Suzanne C. Hall 02/17/2020
Buyer 2/17/2020 1:48:39 PM PST Date

[Signature] 2/17/20
Seller Date

Authenti
Sondra J. Rysdam 02/17/2020
Buyer 2/17/2020 1:53:49 PM PST Date

Margo L. Harner 2-17-20
Seller Date