

When recorded return to:
Cory Wells
19343 Wildes Creek Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-960
Mar 16 2020
Amount Paid \$6428.20
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.: 620041347

CHICAGO TITLE
020041347

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric Gemin and Emily Gemin, 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 Cory Wells, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

The East 600 feet of the North Half;

EXCEPT the North 180 feet of the West 185 feet thereof of the following described tract of land;

The North 755 feet of that portion of the Northwest Quarter of the Northwest Quarter of Section 29, Township 36 North, Range 4 East of the Willamette Meridian, lying Southeasterly of the Samish Road;

Also the North 755 feet of the West Half of the Northeast Quarter of the Northwest Quarter of said Section 29;

Together with easement for ingress, egress and utilities over and across a 45 foot strip of land as granted and established by Declaration of easement dated March 31, 1980, and recorded under Recording No. 8006100009, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P50245 / 360429-2-008-0103

STATUTORY WARRANTY DEED
(continued)

Subject to:

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

Dated: March 9, 2020



Eric Gemin




Emily Gemin

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Eric Gemin and Emily Gemin are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 11 2020



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

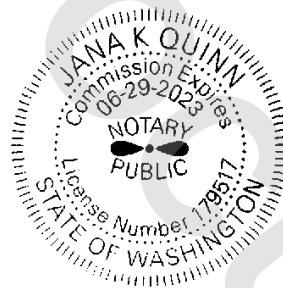


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 15, 1925
Auditor's No(s): 182760, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 10, 1980
Auditor's No(s): 8006100009, records of Skagit County, Washington
For: Ingress, egress, and utilities
Affects: Southerly portion of herein described property
3. Reservation contained in an agreement and in Deeds, through which title is claimed of all minerals, gas, oil, coal, fossils, etc., in or upon said property with the right of entry to take and remove the same;
Dated: June 4, 1901
Recorded: January 18, 1905
Auditor's No.: Volume 3 of Miscellaneous, page 97, records of Skagit County, Washington
4. Low Flow Mitigation Summary and the Terms and Conditions Thereof;
Recorded: December 20, 2001
Auditor's File No.: 200112200101, records of Skagit County, Washington
Executed By: Kelly J. Givens
5. Terms and Conditions of that Road Maintenance Agreement;
Recorded: January 28, 2002
Auditor's File No.: 200201280193, records of Skagit County, Washington
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.

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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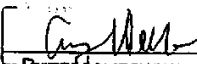
The following is part of the Purchase and Sale Agreement dated January 31, 2020
between Cory Weils ("Buyer")
Buyer Buyer
and Eric Karl Gemin Emily E. Gemin ("Seller")
Seller Seller
concerning 19343 Wildes Creek Lane Burlington WA 98233 (the "Property")
Address City State Zip

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.

 01/31/2020
Signed 7:21:07 PM PST Date

Buyer Date

Authenticat... 02/02/2020
Eric K Gemin
Signed 6:05:20 PM PST Date

Authenticat... 02/02/2020
Emily E Gemin
Signed 6:08:45 PM PST Date

Seller Date