

When recorded return to:

ANDREA SCHOENBERG  
2611 ELM STREET  
BELLINGHAM, WA 98225

Filed for Record at Request of  
WHATCOM LAND TITLE COMPANY, INC.  
Escrow Number: W-161910

Land Title and Escrow  
01-176339-O

STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-1388  
Apr 20 2020  
Amount Paid \$1445.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Grantor: SHAWN BIFOSS, as his separate estate  
Grantee: ANDREA SCHOENBERG, a single person

THE GRANTOR, SHAWN BIFOSS, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ANDREA SCHOENBERG, a single person the following described real estate, situated in the County of SKAGIT, State of WASHINGTON:

Abbreviated Legal:  
PTN SW 1/4 SE 1/4 18-36-4 & PTN NW 1/4 NE 1/4 19-36-4E W.N. (AKA PTN TR. 18. SUR AF #8511150015

For Full Legal See Attached Exhibit "A" and SPECIAL EXCEPTIONS

Tax Parcel Number(s): 360419-1-002-0009/P49463, 360418-4-005-0001/P49437

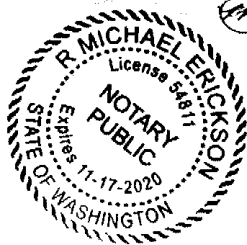
Dated: March 17 2020

[Signature]  
SHAWN BIFOSS

STATE OF WASHINGTON  
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that SHAWN BIFOSS  
~~is~~ are the person(s) who appeared before me, and said person(s) acknowledged that HE/SHE/THEY  
signed this instrument and acknowledge it to be HIS/HER/THEIR free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: March 17 2020 [Signature]



Denise Ryan Church R. Michael Erickson  
Notary Public in and for the State of WASHINGTON  
Residing at Bellingham  
My appointment expires: 11-17-2020

**EXHIBIT A****PARCEL "A":**

That portion of the following described tract which lies Westerly of the centerline of that certain easement recorded May 10, 1984, under Auditor's File No. 8405100001:

That portion of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 18, Township 36 North, Range 4 East, W.M., and that portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 19, Township 36 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Southeast corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 19;  
thence North  $0^{\circ}08'00''$  East along the East line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , 701.26 feet to the true point of beginning;  
thence continuing North  $0^{\circ}08'00''$  East, a distance of 624.31 feet to the Northeast corner of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence North  $2^{\circ}11'39''$  East along the East line of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 18, a distance of 265.02 feet;  
thence North  $87^{\circ}03'07''$  West, a distance of 999.11 feet to the East line of Interstate 5;  
thence South  $5^{\circ}54'43''$  East, a distance of 895.03 feet;  
thence South  $86^{\circ}46'57''$  East, a distance of 895.41 feet to the true point of beginning.  
(Said property is also known as Tract 10 of the certain record of survey recorded November 15, 1985, in Volume 6 of Surveys, pages 141-144, inclusive, under Auditor's File No. 8511150015, records of Skagit County, Washington.)

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

TOGETHER WITH an easement for ingress, egress and utilities as set forth in easement recorded May 10, 1984, under Auditor's File No. 8405100001.

Situate in the County of Skagit, State of Washington.

- A. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed:

Recorded: March 26, 1962  
Auditor's No.: 619460  
To: State of Washington

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Purpose: Ingress, egress and utilities  
Area Affected: A 60 foot strip of land over and across said premises  
Recorded: May 10, 1984  
Auditor's No.: 8405100001

Said easement contains, among other things, provisions for maintenance by the common users.

C. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: November 15, 1985  
Auditor's File No.: 8511150015

D. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: October 22, 2010  
Auditor's File No.: 201010220063

E. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: September 9, 1985  
Auditor's File No.: 8509090048

F. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: February 26, 2004  
Auditor's File No.: 200402260076

- G. Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on September 8, 2017, under Auditor's File No. 201709080019. Reference is made to said document for full particulars.

CHAPTER 14.38  
SKAGIT COUNTY CODE  
RIGHT TO MANAGE NATURAL  
RESOURCE LANDS DISCLOSURE

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within ¼ 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, 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.

  
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ANDREA SCHOENBERG