

When recorded return to:

Dustin L. Josjor and Tammy M. Josjor
10871 Alfred Street
Rockport, WA 98283

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1402

Apr 21 2020

Amount Paid \$6965.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500098877

CHICAGO TITLE
500098877

STATUTORY WARRANTY DEED

THE GRANTOR(S) A Fine Service Company, a Washington Corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Dustin L. Josjor and Tammy M. Josjor, husband and wife

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. 1, 26-35-9E, W.M.

Tax Parcel Number(s): P44731 / 350926-0-037-0007

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: April 15, 2020


A Fine Service Company, a Washington Corporation

BY: John Stinemates
PresidentState of WACounty of SNOHOMISH

I certify that I know or have satisfactory evidence that _____

John Stinemates
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the President of A Fine Service Company, a Washington
Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the
instrument.

Dated: April 17, 2020


Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Carlsborg
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P44731 / 350926-0-037-0007

That portion of the below described Parcels "A" and "B" (said portion being known as "Tract Y" of that Quit Claim Deed recorded September 26, 2007, under Skagit County Auditor's File No. 200709260074), more fully described as follows:

Tract "Y":

Begin at the Southeasterly corner of said Tract "A"; thence Northwesterly along the Southwesterly line of said Tract "A" 170 feet, more or less, to the Southeasterly line of that certain tract conveyed to the State of Washington as Parcel "C" on deed recorded as Auditor's File No. 498236; thence Northeasterly along the Southeasterly line of said State of Washington tract, a distance of 15 feet, more or less, to a point on a line parallel with and 15 feet Northeasterly of the Southwesterly line of said Parcel "A", said point being the True Point of Beginning; thence Southeasterly parallel with the Southwesterly line of said Parcel "A", a distance of 95 feet, more or less, to a point on a line parallel with and 75 feet Northwesterly of the Southeasterly line of said Parcel "A"; thence Northeasterly along said parallel line and its Northeasterly extension to the Northerly line of Parcel "B"; thence Westerly and Southwesterly along the Northerly and Northwesterly line of said Parcel "B" to the Westerly corner of Parcel "B", said corner being the Northwesterly corner of Parcel "A"; thence Southwesterly along the Northwesterly line of Parcel "A" to the True Point of Beginning.

(Parcels "A" and "B", as shown at Exhibit "A" of said Quit Claim Deed # 200709260074)

Parcel "A":

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point North 31 degrees 08' East 225 feet and South 58 degrees 52' East 30 feet from the Northeast corner of Lot 1, Block 7, "ROCKPORT", as per plat recorded in Volume 3 of Plats, page 79, records of Skagit County, Washington; thence from said point of beginning run South 58 degrees 52' East 200 feet; thence North 31 degrees 08' East 209 feet; thence North 58 degrees 52' West 200 feet; thence South 31 degrees 08' West 209 feet to the point of beginning;

EXCEPT that portion thereof conveyed to the State of Washington for road purposes by Deed dated January 5, 1954, and recorded February 16, 1954, under Auditor's File No. 498236.

Situated in Skagit County, State of Washington.

Parcel "B":

That portion of the following described tract which is located South of State Highway 20;

That portion of the Southeast ¼ of Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point North 31 degrees 8' East 434 feet and South 58 degrees 52' East 30 feet from the Northeast corner of Lot 1, Block 7, "PLAT OF ROCKPORT", said point being the Northwest corner of a tract conveyed November 12, 1946, to Louis LaFleur by Deed recorded under Auditor's File No.

EXHIBIT "A"
Legal Description
(continued)

398038; thence North 11 degrees 40' East 260 feet; thence South 58 degrees 52' East 250 feet;
thence South 11 degrees 49' West 260 feet; thence North 58 degrees 52' West 250 feet to the point of
beginning.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey:

Recording Date: November 12, 1996
Recording No.: 9611120100
2. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof:

Recording Date: September 26, 2007
Recording No.: 200709260074
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey:

Recording Date: June 1, 2016
Recording No.: 201606010004
4. Protected Critical Area including the terms, covenants and provisions thereof:

Recording Date: January 31, 2018
Recording No.: 201801310082
5. Title Notification - Waiver of 200' Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof:

Recording Date: March 9, 2018
Recording No.: 201803090064
6. 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."

EXHIBIT "B"Exceptions
(continued)

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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.