



202005140082

05/14/2020 04:09 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:
Anastasia Ray Beardsley and Adam Cole
Beardsley, Jr
7127 Sullivan Lane
Bow, WA 98232

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041652

CHICAGO TITLE
020041652

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sandra Sullivan, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Anastasia Ray Beardsley and Adam Cole Beardsley, Jr, a married couple and Lori Gibbs, a single 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. NE NW, 8-35-3E, W.M.

Tax Parcel Number(s): P33929 / 350308-2-001-0011, P134296 / 350308-2-002-0102,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20201683
MAY 14 2020

Amount Paid \$ 10438.26
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 12, 2020

Sandra Sullivan
Sandra Sullivan

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Sandra Sullivan
(s) 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: May 13, 2020

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P33929 / 350308-2-001-0011, P134296 / 350308-2-002-0102

The North 25 acres of the Northeast Quarter of the Northwest Quarter of Section 8, Township 35 North, Range 3 East, "Willamette Meridian".

Except that portion of the Northeast Quarter of the Northwest Quarter of Section 8, Township 35 North, Range 3 East, "Willamette Meridian", described as follows:

BEGINNING at the Northeast corner of said Northeast Quarter of the Northwest Quarter, thence South $0^{\circ} 11' 58''$ West along the East line of said SUBDIVISION 805.52 feet; thence South $89^{\circ} 22' 10''$ West, 868.26 feet; thence North $1^{\circ} 37' 31''$ East, 28.73 feet; thence North $0^{\circ} 28' 17''$ West, 79.00 feet; thence North $0^{\circ} 17' 30''$ West 697.74 feet, more or less to the North line of said SUBDIVISION; thence North $89^{\circ} 22' 10''$ East along said SUBDIVISION 874.46 feet, to the point of beginning.

TOGETHER WITH A Portion of the Northeast Quarter of the Northwest Quarter of Section 8, Township 35 North, Range 3 East, "Willamette Meridian", described as follows:

Beginning at the Southwest corner of said Northeast Quarter of the Northwest Quarter, thence North along the West line of said SUBDIVISION 511.59 feet, to the true point of beginning, thence North $89^{\circ} 01' 28''$ East, 477.19 feet, thence North $3^{\circ} 16' 31''$ East, 23.58 feet. thence South $89^{\circ} 22' 10''$ West, 478.74 feet, to the West line of said SUBDIVISION, thence South $0^{\circ} 31' 35''$ West along the West line of said SUBDIVISION, 26.40 feet, to the true point of beginning.

Situated in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Notice of on-site Sewage System Status including the terms, covenants and provisions thereof

Recording Date: June 15, 2009
Recording No.: 200906150193

2. 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.

3. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: February 22, 2018
Recording No.: 201802220044

4. Quit Claim Deeds for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: April 16, 2018
Recording No.: 201804160153

Recording Date: April 16, 2018
Recording No.: 201804160154

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

6. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording No.: 760769
Recording No.: 762960
Recording No.: 808126

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

EXHIBIT "B"

Exceptions
(continued)

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