

**When recorded return to:**

Jerry Ralph Parker, Jr  
14262 State Route 530  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2587

Jul 13 2020

Amount Paid \$5285.00

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.: 620041723

**CHICAGO TITLE**

620041723

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kelly Meurrens, 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 Jerry Ralph Parker, Jr, 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 GOV. LOT 4, 13-34-09

Tax Parcel Number(s): P30937/340913-0-005-0100

Subject to:

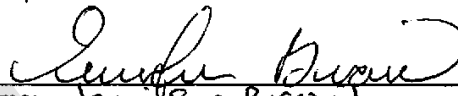
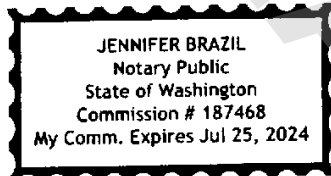
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 29, 2020

  
\_\_\_\_\_  
Kelly MeurrensState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Kelly Meurrens is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-6-2020  
\_\_\_\_\_  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P30937/340913-0-005-0100**

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That portion of Government Lot 4, Section 13, Township 34 North, Range 9 East of the Willamette Meridian, lying Westerly of the County Highway being more particularly described as follows:

Beginning at the intersection of the North line of said Government Lot 4 with the Westerly boundary of said county highway, said point being on curve of said county highway, the radius point of said curve bears North 57°25'41" East, a distance of 3,859.73 feet;  
Thence Southeasterly along said curve to the left through a central angle of 2°52'15" an arc distance of 193.39 feet;  
Thence North 87°26'54" West, parallel with the North line of Government Lot 4, a distance of 445 feet, more or less, to the ordinary high water line of the Sauk River;  
Thence Northwesterly along said ordinary high water line a distance of 285 feet, more or less, to the North line of Government Lot 4;  
Thence South 87°26'54" East, a distance 559 feet, more or less to the point of beginning.

(Also known as Lot 1 of Short Plat No. 48-74, approved September 6, 1974, and recorded under Auditor's File No. 806909, records of Skagit County, Washington);

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. 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 SKAGIT COUNTY SHORT PLAT NO. 48-74:

Recording No: 806909

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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: May 7, 1990  
Recording No.: 9005070082  
Affects: Said premises and other property

4. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: January 5, 2005  
Recording No.: 200501050124

5. Title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof

Recording Date: January 5, 2005  
Recording No.: 200501050125

6. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: January 5, 2005  
Recording No.: 200501050126

7. Restrictive Covenant including the terms, covenants and provisions thereof

**EXHIBIT "B"****Exceptions  
(continued)**

Recording Date: June 9, 2011  
Recording No.: 201106090052

8. Skagit County Right to Manage Natural Resource Lands Disclosure:

Recording Date: August 1, 2016  
Recording No.: 201608010090

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."

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