

When recorded return to:

Nancy K. Christel
Nancy K. Christel and Benjamin J. Banner,
Trustees of The Living Trust of Nancy K. Christel
dated January 15, 2015
30731 Walberg Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043374

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2790

Jul 24 2020

Amount Paid \$5125.00

Skagit County Treasurer

By Marissa Guerrero Deputy

CHICAGO TITLE
620043374
STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric J. Baker and Ashley Baker, 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 Nancy K. Christel and Benjamin J. Banner, Trustees of The
Living Trust of Nancy K. Christel dated January 15, 2015

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

That portion of the Northwest quarter of the Southeast quarter and the Northeast quarter of the
Southwest quarter of Section 19, Township 35 North, Range 6 East, Willamette Meridian described
as follows:

Commencing at the Southwest corner of the Northwest quarter of the Southeast quarter as shown
on Short Plat 133-79, recorded in Volume 4 of Short Plats at Page 18 under AF No. 8001040020,
records of Skagit County, Washington; thence South 89° 27' 33" East along the South line of said
subdivision as shown on said survey, a distance of 79.63 feet; thence North 00° 32' 27" East, a
distance of 20.00 feet to the North line of Walberg Road and the point of beginning of this
description; thence continuing North 00° 32' 27" East, a distance of 221.5 feet; thence North 89°
27' 33" West, a distance of 568 feet, more or less, to a point on the West line of the East 15 acres
of the Northeast quarter of the Southwest quarter of said Section 19; thence South along said
West line, a distance of 221.5 feet, more or less, to the North line of Walberg Road; thence East
along the North line of Walberg Road, a distance of 568 feet, more or less, to the point of
beginning.

Situate in the County of Skagit, State of Washington. P41w63

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

STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P41663 / 350619-3-001-0005

Subject to:

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

Dated: July 22, 2020

Eric J. Baker
Eric J. Baker
Ashley Baker
Ashley Baker

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Eric J. Baker and Ashley Baker 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: July 23, 2020
Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2024

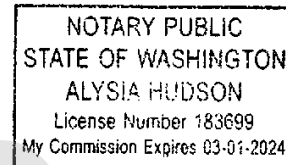


EXHIBIT "A"
Exceptions

1. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201307180107
2. Lot Certification(s) and the terms and conditions thereof:

Recording Date: July 16, 2013
Recording No.: 201307160048
Recording No.: 201307160049
3. 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 Boundary Line Adjustment :

Recording No: 201504130146
4. Lot Certification and the terms and conditions thereof:

Recording Date: April 17, 2015
Recording No.: 201504170121
5. 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."

EXHIBIT "A"
Exceptions
(continued)

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