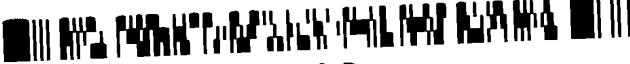


When recorded return to:  
Terry Arndt and Joanna Arndt  
3234 Braeburn Alley  
Mount Vernon, WA 98273

  
**202007310142**  
07/31/2020 03:12 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620042792

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2020-2021  
JUL 31 2020

Amount Paid \$ 12989.00  
Skagit Co. Treasurer  
By *ML* Deputy

**CHICAGO TITLE**  
620042792

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Phoebe A Smith, 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 Terry Arndt and Joanna Arndt, a married couple

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 SE, 9-34-4E, W.M.

Tax Parcel Number(s): P24399 / 340409-4-001-0305, P122740 / 340409-4-001-0900

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 27, 2020

Phoebe A Smith  
Phoebe A Smith

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Phoebe A Smith  
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: July 31, 2020

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

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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P24399 / 340409-4-001-0305 and P122740 / 340409-4-001-0900**

The North Half (being half as measured along the East and West lines) of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 9, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT the West 30 feet thereof conveyed to Skagit County by deed dated January 7, 1975, recorded February 10, 1975, under Auditor's File No. 813252;

AND EXCEPT that portion conveyed to Skagit County by deed recorded December 4, 1991, as Auditor's File No. 9112040060, records of Skagit County, Washington;

TOGETHER WITH that portion of County Road / Right of Way known as Trumpeter Lane #7701 vacated to Steven and Robyn Johnson December 9, 1991 and recorded January 2, 1992, under Auditor's File No. 9201020048, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: Puget Mill Company  
Recording No.: Volume 142 of Deeds, page 146

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 13, 1973  
Recording No.: 783493

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

Recording Date: January 11, 2001  
Recording No.: 200101110141  
Matters shown: Possible encroachment of a fence by varying amounts along the Northerly line of said premises

4. Title Notification - Property Adjacent to Designated Natural Resource Lands and the terms and conditions thereof

Recording Date: February 5, 2001  
Recording No.: 200102050197

5. Low Flow Mitigation Summary and the terms and conditions thereof

Recording Date: February 5, 2001  
Recording No.: 200102050198

6. Public or private easements, if any, over vacated portion of said premises.

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.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 29, 2020  
between Terry Arndt Joanna Arndt ("Buyer")  
Buyer Buyer  
and Phoebe A Smith ("Seller")  
Seller  
concerning 13539 Trumpeter Lane Mount Vernon WA 98273 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

AuthentisGR  
Terry Arndt 05/29/2020  
Buyer 10:12:50 AM PDT Date

AuthentisGR  
Joanna Arndt 05/29/2020  
Buyer 10:00:49 AM PDT Date

AuthentisGR  
Phoebe A Smith 05/29/2020  
Seller 5:05:32 PM PDT Date

Seller Date