

When recorded return to:

Laura Ann Dean
17183 Colony Road
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2938

Aug 04 2020

Amount Paid \$13355.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620043712

Escrow No.: 245428248

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul Pheifer, Trustee of The Pheifer Family Legacy Trust dated January 26, 2011
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Laura Ann Dean, an unmarried individual and John H. Sutton,
an unmarried individual

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 OF SW 1/4 OF SE 1/4 OF NW 1/4 OF W 1/2 OF E 1/2 OF SW 1/4, SEC 25, TWN 36N,
RNG 3E, W.M.

Tax Parcel Number(s): P113147/360325-3-004-0200, P48256/360325-2-005-0007,
P48259/360325-3-002-0008, P48260/360325-3-002-0107,
P48272/360325-3-011-0007,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 30, 2020

The Pheifer Family Legacy Trust dated January 26, 2011

BY: Paul Pheifer
Paul Pheifer
TrusteeState of WASHINGTON
County of Whatcom

I certify that I know or have satisfactory evidence that Paul Pheifer is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of The Pheifer Family Legacy Trust dated January 26, 2011 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

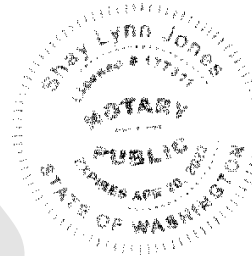
Dated: 7/31/2020
Shay Lynn Jones
Name: Shay Lynn Jones
Notary Public in and for the State of WA
Residing at: Acme, WA
My appointment expires: 4/20/23

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48260 / 360325-3-002-0107, P48272/ 360325-3-011-0007, P48259/
360325-3-002-0008, P48256/ 360325-2-005-0007 and P113147/
360325-3-004-0200

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THAT PORTION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4, LYING NORTH OF THE COUNTY ROAD IN SECTION 25, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25;

THENCE SOUTH 0° 26' 06" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, A DISTANCE OF 1,068.96 FEET;

THENCE NORTH 61° 50' 38" WEST A DISTANCE OF 515.83 FEET TO THE WEST LINE OF THE EAST 20 ACRES AS CONVEYED TO THEODORE C. ZERBY AND TERRIE L. PERRY BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 845224, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 0° 26' 06" EAST ALONG THE WEST LINE OF SAID EAST 20 ACRES A DISTANCE OF 838.96 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25;

THENCE SOUTH 88° 19' 03" EAST ALONG SAID NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 456.73 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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
Recording Date: October 25, 1983
Recording No.: 8310250076
2. Title Notification, including the terms, covenants and provisions thereof
Recording Date: February 23, 1998
Recording No.: 9802230111
3. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof
Recording Date: May 29, 1998
Recording No.: 9805290044
4. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,
Recording Date: June 9, 2011
Recording No.: 201106090074
5. Covenants, conditions and restrictions contained in document 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: May 10, 1979
Recording No.: 7905100042
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.

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."