

When recorded return to:
Eugene G Ketcham and Roswita H Ketcham
925 S 30th St
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2969

Aug 06 2020

Amount Paid \$3605.00
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

CHICAGO TITLE
620041041

Escrow No.: 620041041

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul Allen Beihl and Olive S Beihl, 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 Eugene G Ketcham and Roswita H Ketcham, 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. G.L. 4, 3-34-9E, W.M.

Tax Parcel Number(s): P30866 / 340903-0-009-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 27, 2020

Paul Allen Beihl
Paul Allen Beihl

Olive S Beihl
Olive S Beihl

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Paul Allen Beihl and Olive S Beihl
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: 8-4-2020

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

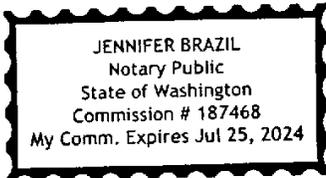


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P30866 / 340903-0-009-0009

That portion of the West ½ of Government Lot 3 and the East ½ of Government Lot 4, Section 3, Township 34 North, Range 9 East, W.M., described as follows:

Beginning at the Northwest corner of the East ½ of said Government Lot 4;
thence South 712 feet along the West line of the East ½ of Government Lot 4;
thence Southeasterly to a point on the East line of said East ½ of Government Lot 4, 812 feet South of the Northeast corner of said East ½ of Government Lot 4;
thence continuing Southeasterly to a point on the East line of said West ½ of Government Lot 3, which is 870 feet South of the Northeast corner of said West ½ of Government Lot 3;
thence North along the East line of said East ½ of Government Lot 3, a distance of 870 feet to the Northeast corner of the West ½ of Government Lot 3;
thence West along the North boundary of said Government Lots 3 and 4 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: Borwin W. Smith et al
Purpose: Right of way
Recording Date: December 24, 1964
Recording No.: 660182

2. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: May 23, 2007
Recording No.: 200705230108

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

4. 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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 03, 2020

between Ketcham, Gene Ketcham, Rose ("Buyer")
Buyer Buyer
and Paul Beihl Olive Beihl ("Seller")
Seller Seller
concerning 12001 Kinley Lane Concrete WA 98237 (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.

Authenticator
Ketcham, Gene 07/03/2020
Buyer 7:55:59 PM PDT Date

Authenticator
Paul A. Beihl 07/07/2020
Seller 7:58:28 PM PDT Date

Authenticator
Ketcham, Rose 07/03/2020
Buyer 7:21:07 PM PDT Date

Authenticator
Olive B. Beihl 07/07/2020
Seller 7:20:24 PM PDT Date