

When recorded return to:

Morgan Hale
Joshua Robert Gore
26351 Panorama Place
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3189

Aug 18 2020

Amount Paid \$8823.80
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

CHICAGO TITLE
500105627

Escrow No.: 500105627

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric John Hermann and Yvonne Marie Martineau, Trustees, or Successor
Trustee(s) of the Eric John Hermann and Yvonne Marie Martineau Trust dated November 9, 2015

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Morgan Hale, an unmarried person and Joshua Robert Gore,
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 OF N 1/2 OF SEC 33, TWN 35N, RNG 5E, W.M. AKA POR TRCTS 26-27 OF PANORAMIC
PLATEAU OR STEELHEAD BEND

Tax Parcel Number(s): P40577 / 350533-1-001-2909

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 5, 2020

Eric John Hermann and Yvonne Marie Martineau Trust dated November 9, 2015

BY: Eric John Hermann
Eric John Hermann
Trustee

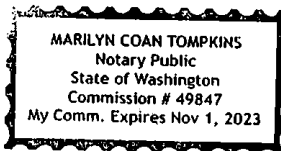
BY: Yvonne Marie Martineau, trustee
Yvonne Marie Martineau
Trustee

State of WA

County Island of Island

I certify that I know or have satisfactory evidence that ERIC HERMANN & YVONNE MARTINEAU is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of The Eric John Hermann and Yvonne Marie Martineau Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 08/16/2020



Marilyn Coan Tompkins
Name: Marilyn Coan Tompkins
Notary Public in and for the State of WA
Residing at: 2461 1st St NW, Everett, WA 98201
My appointment expires: 11/01/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P40577 / 350533-1-001-2909

THE NORTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 33;

THENCE NORTH 88°26'49" EAST, 728.13 FEET;

THENCE SOUTH 00°33'37" WEST, 910.00 FEET;

THENCE SOUTH 89°19'42" WEST 1,150.29 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°19'42" WEST, 400.00 FEET;

THENCE SOUTH 00°33'37" WEST, 1,082.08 FEET;

THENCE NORTH 89°25'29" EAST, 399.98 FEET;

THENCE NORTH 00°33'37" EAST, 1,083.0 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS TRACTS 26 AND 27 OF PANORAMIC PLATEAU OR STEELHEAD BEND.);

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT 100 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 33;

THENCE SOUTH 88°25'29" WEST ALONG THE EAST/WEST CENTERLINE OF SAID SECTION 33, A DISTANCE OF 1,000.00 FEET;

THENCE SOUTH 03°00'16" WEST, 505 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE COUNTY ROAD, KNOWN AS THE OLD DAY CREEK ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED CENTERLINE;

THENCE NORTH 03°00'15" EAST, 505 FEET, MORE OR LESS, TO THE EAST/WEST CENTERLINE OF SAID SECTION 33;

THENCE CONTINUING NORTH 03°00'16" EAST, 260.43 FEET;

THENCE SOUTH 89°25'29" WEST, PARALLEL TO SAID EAST/WEST CENTERLINE OF SECTION 33, A DISTANCE OF 420.00 FEET;

THENCE NORTH 00°33'37" EAST, 410.00 FEET;

EXHIBIT "A"
Legal Description
(continued)

THENCE SOUTH 89°25'29" WEST PARALLEL TO SAID EAST/WEST CENTERLINE OF SECTION 33, A DISTANCE OF 2,850 FEET TO THE TERMINUS OF HEREIN DESCRIBED CENTERLINE;

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER A STRIP OF LAND 60 FEET IN WIDTH, LYING 30 FEET ON EITHER SIDE OF THE CENTERLINE OF THAT CERTAIN EXISTING DRIVEWAY AS DESCRIBED IN INSTRUMENT RECORDED MARCH 21, 1995, UNDER AUDITOR'S FILE NO. 9503210079.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservation of Minerals as reserved in deed from B. Melhime et ux to George Curtis, recorded March 19, 1903, in Volume 50 of Deeds, page 207. (Affects portion lying within the South ½ of the Northwest ¼)
2. Reservation contained in deed through which title is claimed from The Sound Timber Company, a corporation, dated November 6, 1911, recorded November 13, 1911 in Volume 87 of Deeds, page 414, as follows:

"The grantor conveys the premises aforesaid subject to a reservation unto itself, its successors and assigns, of all mineral rights in the said premises with the right to ingress and egress over the said premises for the removal of the same."
3. Terms, conditions and exceptions of an unrecorded easement for water pipe line over and across said premises, now owned by Public Utility District No. 1, as disclosed by various instruments of record.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Transmission structures and line and access road
Recording Date: May 27, 1971
Recording No.: 753297
5. Easement including the terms, covenants and provisions thereof

Disclosed by: Recording No. 783589 and various other instruments of record
Purpose: Ingress, egress and utilities
6. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: January 10, 2002
Recording No.: 200201100064
7. Right to Farm including the terms, covenants and provisions thereof

Recording Date: June 27, 2008
Recording No.: 200806270171
8. 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

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

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.