

**When recorded return to:**  
Jason Stierna and Jessica Stierna  
61363 State Route 20  
Marblemount, WA 98267

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-3345  
Aug 27 2020  
Amount Paid \$5333.00  
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

Escrow No.: 620043469

CHICAGO TITLE  
620043469

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William R. Shirley, an unmarried person and Cindy Lou Shirley, 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 Jason Stierna and Jessica Stierna, Husband and Wife

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

TRACT A OF REVISED SKAGIT COUNTY SHORT PLAT NO. 25-77, APPROVED JUNE 7, 1977, AND RECORDED JUNE 7, 1977, RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 66, UNDER AUDITOR'S FILE NO. 857763, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P51859 / 361129-0-007-0104

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

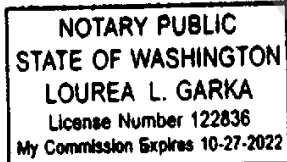
Dated: August 6, 2020

William R. Shirley  
William R. Shirley  
Cindy Lou Shirley  
Cindy Lou Shirley

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that William R. Shirley is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 12, 2020

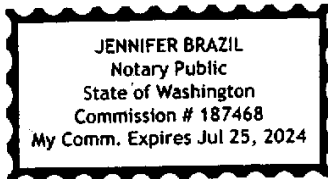


Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Williston, WA  
My appointment expires: 10/27/2022

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Cindy Lou Shirley is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-19-2020



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"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

In favor of: City of Seattle  
 Purpose: Clearing of brush and timber  
 Recording Date: December 13, 1922  
 Recording No: 160814, records of Skagit County, Washington  
 Affects: A strip 100 feet wide parallel with and contiguous with right-of-way of City of Seattle Railroad.
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

In favor of: City of Seattle  
 Purpose: Electric Transmission and/or Distribution Line, together with necessary appurtenances  
 Recording Date: October 22, 1929  
 Recording No: 227883, records of Skagit County, Washington  
 Affects: A strip 75 feet on either side of the centerline of survey of said electrical system
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

In favor of: City of Seattle  
 Purpose: Construction, operation and maintenance of roadway  
 Recording Date: September 24, 1943  
 Recording No: 365775, records of Skagit County, Washington
  
4. 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 Skagit County Short Plat No. 25-77, recorded in Volume 2 of Short Plats, Page 54:
 

Recording No: 855680

Revised Skagit County Short Plat No. 25-77, recorded in Volume 2 of Short Plats, Page 66, under Recording No. Recording No. 857763.
  
5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

**EXHIBIT "A"**Exceptions  
(continued)

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.