

**When recorded return to:**  
Marc A Neuy  
3050 Swan Rd  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3972

Sep 30 2020

Amount Paid \$5181.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620044441

Escrow No.: 620044441

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Christina Meehan, a married woman as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Marc A Neuy, a single man

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.)

Ptns. SE NE, 19-35-9E, W.M.

Tax Parcel Number(s): P44514 / 350919-1-021-0012

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 17, 2020

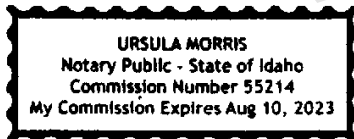
Christina Meehan  
Christina Meehan

Daniel Meehan

State of Idaho  
County of Ada

I certify that I know or have satisfactory evidence that Christina Meehan is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 28, 2020



Ursula Morris  
Name: Ursula Morris  
Notary Public in and for the State of Idaho  
Residing at: Ada County, Idaho  
My appointment expires: August 10, 2023

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 17, 2020

\_\_\_\_\_  
Christina Meehan  
  
\_\_\_\_\_  
Daniel Meehan

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Christina Meehan is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

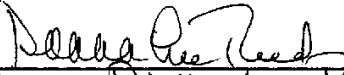
\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_,  
My appointment expires: \_\_\_\_\_

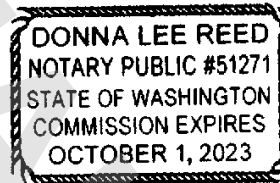
ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Daniel Meehan 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: 9/28/2020

  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Maple Valley WA  
My appointment expires: 10/1/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P44514 / 350919-1-021-0012**

Those portions of the Southeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 9 East of the Willamette Meridian, described as follows:

I.

Beginning at the intersection of the center of Hooper Creek and the North margin of the County road as said creek and road existed on April 10, 1958 (said road having been condemned by Skagit County in Superior Court Cause No. 21057, by Decree entered on May 19, 1952);  
Thence West along the said County road, 300 feet;  
Thence North 175 feet;  
Thence East 225 feet, more or less, to the center of said Hooper Creek as it so existed;  
Thence South along the center of said Hooper Creek to the place of beginning;

EXCEPT that portion thereof, if any, lying Easterly of the centerline of Hooper Creek as it existed on June 13, 1941.

II.

That portion of the Southeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 9 East of the Willamette Meridian lying Southerly and Easterly of a line described as follows:  
Beginning at the intersection of the center of Hooper Creek and the North margin of the County road as creek and road existed on April 10, 1958;  
Thence West along said road 300.00 feet to a point designated as Point "B";  
Thence North 175.00 feet;  
Thence East 225.00 feet, more or less, to the center of Hooper Creek as it existed on June 13, 1942, said point designated as Point "A";  
Thence beginning at Point "B";  
Thence along said North margin of County road along a curve to the left having a radius of 5,770.00 feet through a central angle of 00°19'10" and a radius point which bears South 13°35'36" East from the last described point, (Point "B");  
Thence along said curve to an intersection with an existing fence said point bearing North 33°06'00" West, a distance of 1,078.98 feet from the East Quarter corner of said Section 19, being the beginning point of the herein described line;  
Thence along said fence the following four courses and distances:  
Thence North 12°11'40" West, a distance of 170.11 feet;  
Thence North 69°28'49" East, a distance of 95.21 feet;  
Thence South 20°52'50" East, a distance of 15.36 feet;  
Thence South 77°24'31" East, a distance of 17.15 feet;  
Thence South 88°42'47" East, a distance of 137.00 feet to the centerline of said Hooper Creek as it existed on June 13, 1942;  
Thence along the centerline thereof to Point "A" as described within this description and the terminus of said line.

III.

Beginning at the Southwest corner of that certain tract conveyed to Melvin D. and Mary Pat Rawlings in

**EXHIBIT "A"**  
Legal Description  
(continued)

Statutory Warranty Deed filed under Auditor's File No. 9211040083, records of Skagit County, Washington, said corner also being the Southeast corner on the North right of way line of the Sauk Valley Road as shown on that certain record of survey filed in Volume 17 of Surveys, page 22, under Auditor's File No. 9505170013, records of Skagit County, Washington;  
Thence North 01°04'32" East along the West line of said Rawlings tract as shown on said survey 175.00 feet;  
Thence South 87°38'15" East along the North line of said Rawlings tract as shown on said Survey 122.74 feet to an existing rebar and cap;  
Thence continuing South 87°38'15" East, 101.39 feet, more or less, to the centerline of Hooper Creek;  
Thence North 33°08'34" West along said centerline 51.39 feet;  
Thence North 56°01'49" West along said centerline 16.16 feet;  
Thence South 81°07'17" West 62.32 feet to a point on the North side of a 26" diameter Douglas Fir;  
Thence continuing South 81°01'17" West 83.84 feet to the Northwest face of a 4X4 post at the East end of an existing wood fence;  
Thence along said fence South 70°36'37" West 100.35 feet to the Southwest side of an existing power pole;  
Thence South 09°13'37" East on a line that hits the West side of an existing power pole a distance of 165.35 feet to the North right of way line of Sauk Valley Road;  
Thence Easterly along said North right of way line through a curve concave to the South having a radius of 5,770.00 feet a distance of 26.36 feet through a central angle of 0°15'42" to the point of beginning.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
**Exceptions**

1. 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 Survey:  
  
Recording No: 886148
2. 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 Boundary Line Adjustment :  
  
Recording No: 9607190038
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Skagit County  
Purpose: Flood control and/or drainage  
Recording Date: August 13, 1997  
Recording No.: 9708130082
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 Boundary Line Adjustment :  
  
Recording No: 200108230043
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

**EXHIBIT "B"**

**Exceptions  
(continued)**

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."

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.