

**When recorded return to:**  
Bradley E. Wyman and Janet R. Wyman  
17949 Colony Rd.  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3976

Sep 30 2020

Amount Paid \$6235.00  
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

Escrow No.: 620043807a

**CHICAGO TITLE**  
620043807A

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Arthur J. Reichlin as trustee of the Rosemarie K. Reichlin Testamentary Trust, who acquired title as the Rosemary Reichlin Testamentary Trust and Arthur J Reichlin, 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 Bradley E. Wyman and Janet R. Wyman, 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: *Ptn. Tract B, SCSP NO. 102-79;*  
*Ptn. GL 3 in 5-35-4*

Tax Parcel Number(s): P35782/350405-0-004-0105

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 18, 2020

Arthur J. Reichlin as trustee of the Rosemarie K. Reichlin Testamentary Trust, who acquired title as the Rosemary Reichlin Testamentary Trust

BY: Arthur J. Reichlin, Trustee  
Arthur J. Reichlin, trustee  
Arthur J. Reichlin  
Arthur J Reichlin

State of Washington  
County of Skaagit

I certify that I know or have satisfactory evidence that Arthur J Reichlin

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 Trustee of Rosemarie K. Reichlin, testamentary Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/29/2020

Julie M Dixon  
Name: Julie M Dixon  
Notary Public in and for the State of Washington  
Residing at: Camano Island  
My appointment expires: 2/2/2022

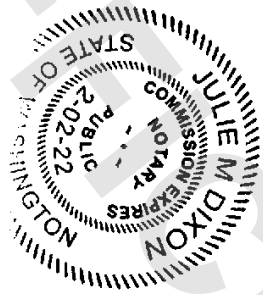


ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty Deed

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Arthur J Reichlin 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: 9/29/2020



Julie M Dixon  
Name: Julie M Dixon  
Notary Public in and for the State of WASH  
Residing at: Camano Island  
My appointment expires: 2/2/2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P35782/350405-0-004-0105**

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THAT PORTION OF TRACT B OF SKAGIT COUNTY SHORT PLAT NO. 102-79, APPROVED NOVEMBER 19, 1979 AND RECORDED NOVEMBER 21, 1979, AS AUDITOR'S FILE NO. 7911210013 IN VOLUME 3 OF SHORT PLATS, PAGE 216, LYING WITHIN GOVERNMENT LOT 3 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 4 EAST W.M.,

TOGETHER WITH A NON-EXCLUSIVE EASEMENT OVER AND ACROSS THE NORTHERLY EIGHT FEET OF TRACT B OF THE ABOVE DESCRIBED PROPERTY FOR A DISTANCE OF ONE HUNDRED FIFTY FEET FROM THE NORTHWEST CORNER THEREOF, AND OVER AND ACROSS THE NORTHERLY TWELVE FEET FOR REMAINING DISTANCE OF TRACT B. SAID EASEMENT IS RESERVED FOR AGRICULTURAL PURPOSES ONLY

AND TOGETHER WITH A 12 FOOT NON-EXCLUSIVE EASEMENT ALONG THE SOUTH LINE OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF TRACT B OF SKAGIT COUNTY SHORT PLAT NO. 102-79, APPROVED NOVEMBER 19, 1979, AND RECORDED NOVEMBER 21, 1979, AS AUDITOR'S FILE NO. 7911210013 IN VOLUME 3 OF SHORT PLATS, PAGE 216, LYING WITHIN THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING SOUTHERLY AND EASTERLY OF PRAIRIE ROAD.

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:	Skagit County
Purpose:	Improvement of County Prairie Road No. 5000
Recording Date:	June 4, 1975
Recording No.:	818468
Affects:	Parcel A
  
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 Short Plat 102-79:  
  
Recording No: 7911210013
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a deed:  

Granted to:	Janice Jonasson
Purpose:	agricultural
Recording Date:	April 18, 1986
Recording No.:	8604180056
Affects:	Parcel A

  
Grantor reserves right to widen the width of easement at her discretion.
  
4. City, county or local improvement district assessments, if any.
  
5. 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,

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

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."