

When recorded return to:

Chris Newmon  
26490 Helmick Road  
Sedro Woolley, WA 98284

LAND TITLE AND ESCROW  
01-180499-0

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**STATUTORY WARRANTY DEED**

**THE GRANTOR(S) Antonio W. Vaughan and Ashlee R. Vaughan, husband and wife**

for and in consideration of \$10.00 and other good and valuable consideration  
in hand paid, conveys, and warrants to Chris Newmon, an unmarried 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.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4167  
Oct 09 2020  
Amount Paid \$8895.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Subject To:

See Exhibit "B" attached hereto and made a part hereof.

Abbreviated Legal: Ptn NW NE & Ptn SW NE, 9-35-5 E W.M.

Tax Parcel Number(s): 350509-1-003-0208 / P38710, 350509-1-005-0206 / P38713

Dated: September 22, 2020

[Signature]

Antonio W. Vaughan

[Signature]

Ashlee R. Vaughan

State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that  
Antonio W. Vaughan  
Ashlee R. Vaughan

(is/are) the person(s) who appeared before me, and said person(s) acknowledge that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-9-2020

[Signature]

Notary Public in and for the State of Washington

My appointment expires: 2-1-2024

NOTARY PUBLIC  
STATE OF WASHINGTON  
CAROYLN STOEBE  
License Number 182523  
My Commission Expires 02-01-2024

  
**EXHIBIT A****PARCEL "A":**

Tract 2 of Skagit County Short Plat No. 33-83, approved November 23, 1983, recorded November 29, 1983 in Volume 6 of Short Plats, page 99, being a portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 35 North, Range 5 East, W.M.,

EXCEPT that portion conveyed to Skagit County for road purposes under Auditor's File Nos. 8312070003 and 8312070004, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

Those portions of Tract "A", described as follows:

- 1.) Beginning at the Northwest corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 35 North, Range 5 East, W.M.;  
thence North  $89^{\circ}48'06''$  East along the Northerly limit of said subdivision, a distance of 17.29 feet;  
thence along a curve to the left from which the radial point bears North  $15^{\circ}18'30''$  East, having a radius of 1,816.71 feet, an arc distance of 329.38 feet;  
thence South  $85^{\circ}04'47''$  East, a distance of 582.18 feet to a point on the Easterly limit of said Tract "A";  
thence South  $0^{\circ}40'16''$  West along said Easterly limits a distance of 150.41 feet;  
thence North  $85^{\circ}04'47''$  West, a distance of 593.33 feet;  
thence along a curve to the right having a radius of 1,966.71 feet an arc distance of 336.01 feet to the Westerly limit of said subdivision;  
thence North  $0^{\circ}55'57''$  East along said Westerly limits, a distance of 147.97 feet to the point of beginning.
- 2.) Beginning at the Northwest corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 35 North, Range 5 East, W.M.;  
thence North  $89^{\circ}48'06''$  East along the Northerly limit of said subdivision, a distance of 17.29 feet to the true point of beginning;  
thence along a curve to the left from which the radial point bears North  $15^{\circ}18'30''$  East, having a radius of 1,816.71 feet an arc distance of 329.38 feet;  
thence South  $85^{\circ}04'47''$  East, a distance of 582.18 feet to a point on the Easterly limit of said Tract "A";  
thence North along said East line to the North line of said Tract "A";  
thence Westerly along said North line to the point of beginning.

**EXHIBIT A**

**PARCEL "B" continued:**

Tract "A": The Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 35 North, Range 5 East,  
W.M.,

EXCEPT the North 670 feet of the East 400 feet thereof,

EXCEPT road.

Situate in the County of Skagit, State of Washington.

**END OF EXHIBIT A**

**Exhibit "B"****Subject To:**

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES,  
DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR  
DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Short Plat No. 33-83

Recorded: November 29, 1983

Auditor's No.: 8311290005

**RESERVATIONS CONTAINED IN DEEDS:**

From: Glacier Park Company

Dated: September 27, 1946 and April 24, 1950

Recorded: November 22, 1946 and May 25, 1950

Auditor's Nos.: 398280, 446077 and 429520

As Follows:

"Reserving unto the grantor, its successors and assigns, forever, all minerals of any nature whatsoever, including but not limited to coal, iron, natural gas and oil, upon or in said lands, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same, subject to any and all existing easements over and across the premises hereinabove described for roads, tramways, ditches, telephone and telegraph lines and all other rights of way."

By instruments recorded April 10, 1984, under Auditor's File No. 8404100073, the mineral reservations described as collectively "minerals" are now held of record by Meridian Land and Mineral Company.

By instrument recorded April 10, 1984, under Auditor's File No. 8404100074, the mineral reservations described as collectively "oil and gas" are now held of record by Milestone Petroleum Inc.

AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE  
PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Transmission line

In Favor Of: Puget Sound Power & Light Company

Recorded: September 18, 1957

Auditor's No.: 556201

Affects: Exact location undisclosed on the record

AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Underground electric system

In Favor Of: Puget Sound Power & Light Company, a  
Washington Corporation

Recorded: July 6, 1983

Auditor's No.: 8307060012

Affects: A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Beginning at a point on the Northerly line of the above described property that is approximately 67 feet Northeasterly of the Northwesterly corner thereof; thence South a distance of approximately 243 feet to its terminus

MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: May 15, 2007

Auditor's File No.: 200705150141

MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: March 19, 1982

Auditor's File No.: 8203190046

(Affects portion of subject premises and other lands)

MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: June 7, 2004

Auditor's File No.: 200406070206

(Affects portion of subject premises and other lands)

MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: October 21, 2005

Auditor's File No.: 200510210122

(Affects portion of subject premises and other lands)

MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: May 14, 2007

Auditor's File No.: 200705140166

(Affects portion of subject premises and other lands)

MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: February 28, 2013

Auditor's File No.: 201302280151

(Affects portion of subject premises and other lands)