

**When recorded return to:**  
Colby James Walker  
31946 South Skagit Highway  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044379

CHICAGO TITLE  
620044379

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mark D. Madison and Patti A. Madison, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Colby James Walker, a single person and Kay Walker and Donald Walker, Wife and Husband

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. NE NE, SEC. 29-35-6E, W.M. Including a 1996 Fleetwood 56x28 Manufactured Home, Serial #ORSLT48B22627BS13, title of which has been eliminated.

Tax Parcel Number(s): P41984 / 350629-0-009-0001, P41985 / 350629-0-010-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4390

Oct 22 2020

Amount Paid \$6325.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 9, 2020

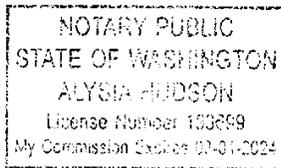
*Mark D. Madison*  
Mark D. Madison

*Patti A. Madison*  
Patti A. Madison

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Mark D. Madison and Patti A. Madison  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/~~they~~) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 10.13.2020



*Alysia Hudson*  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 03.01.2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P41984 / 350629-0-009-0001 and P41985 /  
350629-0-010-0008**

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**PARCEL A:**

The North 622.4 feet of the East Half of the Northeast Quarter of the Northeast Quarter of Section 29, Township 35 North, Range 6 East of the Willamette Meridian, lying South of the 50 foot wide County road running along the North line of said subdivision, as said road was conveyed to Skagit County for road purposes, by deed recorded February 25, 1955, under Auditor's File No. 513679, records of Skagit County, Washington;

EXCEPT that portion thereof lying East of the West line of the following described tract:

The West 210 feet of the East 420 feet of the North 622.4 feet of the Northeast Quarter of Section 29, Township 35 North, Range 6 East of the Willamette Meridian, lying South of the 50 foot wide County road running along the North line of said subdivision, as said road was conveyed to Skagit County for road purposes, by deed recorded February 25, 1955, under Auditor's File No. 513679, records of Skagit County, Washington, and lying West of the 20 foot wide County road running along the East line of said subdivision, as said road was conveyed to Skagit County by deed recorded November 6, 1916, under Auditor's file No. 115858, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**PARCEL B:**

The West 210 feet of the East 420 feet of the North 622.4 feet of the Northeast Quarter of Section 29, Township 35 North, Range 6 East of the Willamette Meridian, lying South of the 50 foot wide County road running along the North line of said subdivision, as said road was conveyed to Skagit County for road purposes, by deed recorded February 25, 1955, under Auditor's File No. 513679, records of Skagit County, Washington, and lying West of the 20 foot wide County road running along the East line of said subdivision, as said road was conveyed to Skagit County by deed recorded November 6, 1916, under Auditor's file No. 115858, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Title Notification - Property Designated Rural Resource Lands and the terms and conditions thereof

Recording Date: June 30, 1999  
Recording No.: 9906300089

2. 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."

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