

**When recorded return to:**

Andrew Neil Fellows and Savannah Alice Fellows  
13286 Signe Place  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4419

Oct 23 2020

Amount Paid \$9696.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044811

CHICAGO TITLE  
620044811

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard A. Golliver and Carrie L. Golliver, 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 Andrew Neil Fellows and Savannah Alice Fellows, 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: (Required if full legal not inserted above.)

Lt 4 SP 99-0030 200003210085; ptn NW1/4 Sec 10-34-04

Tax Parcel Number(s): P116651 / 340410-2-009-0400

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

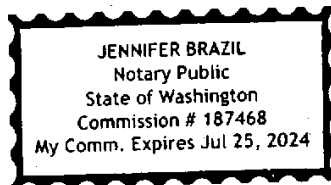
Dated: October 20, 2020

Richard A. Golliver  
Richard A. Golliver  
Carrie L. Golliver  
Carrie L. Golliver

State of WACounty of Skagit

I certify that I know or have satisfactory evidence that

Richard A. Golliver and Carrie L. Golliver  
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: 10-23-2020

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"**  
Legal Description

**For APN/Parcel ID(s): P116651 / 340410-2-009-0400**

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LOT 4, SKAGIT COUNTY SHORT CARD NO. SP-99-0030, APPROVED MARCH 20, 2000 AND RECORDED MARCH 21, 2000, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200003210085, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS SAID TRACT A SIGNE PLACE, PRIVATE, ROAD, UTILITIES, AND WATER PIPELINE EASEMENT AS SHOWN ON SAID SHORT CARD NO. SP-99-0030, AS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200003210085 ON MARCH 21, 2000.

EXCEPT FROM SAID LOT 4, THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, SP-99-0030;  
THENCE NORTH 86°17'27" WEST 244.43 FEET ALONG THE NORTH LINE OF SAID LOT 4 (ALSO BEING THE SOUTHERLY RIGHT-OF-WAY MARGIN OF SWAN ROAD) TO THE NORTHEAST CORNER OF LOT 1 OF SAID SP-99-0030;  
THENCE SOUTH 34°48'05" EAST 120 FEET ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE CORNER COMMON TO LOTS 1 AND 2 OF SAID SP-99-0030;  
THENCE SOUTH 0°38'19" WEST 164.42 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE CORNER COMMON TO LOTS 2 AND 3 OF SAID SP-99-0030;  
THENCE SOUTH 47°27'37" WEST 239.80 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3 TO THE CORNER COMMON TO LOT 3 AND LOT 4 BUILDING SITE OF SAID SP-99-0030;  
THENCE SOUTH 71°35'19" WEST 268.39 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4 BUILDING SITE TO THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH 0°18'08" EAST 310 FEET ALONG THE WEST LINE OF SAID LOT 4 BUILDING SITE TO THE NORTHWEST CORNER THEREOF, BEING A POINT ON A NON-TANGENT CURVE ON THE SOUTHERLY MARGIN OF TRACT A, SIGNE PLACE, PRIVATE ROAD, UTILITIES AND WATER PIPELINE EASEMENT;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, BEING ALONG THE SOUTHERLY MARGIN OF SAID TRACT A, CONCAVE TO THE NORTH, HAVING AN INITIAL TANGENT BEARING OF NORTH 53°30'41" WEST, A RADIUS OF 45 FEET, THROUGH A CENTRAL ANGLE OF 57°00'12" AN ARC DISTANCE OF 44.77 FEET;  
THENCE LEAVING SAID CURVE NORTH 44°41'52" WEST 58.89 FEET TO THE WEST LINE OF SAID LOT 4, OPEN SPACE/PROTECTIVE AREA, ALSO BEING THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
THENCE SOUTH 0°18'08" WEST 1,172.07 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT 4, OPEN SPACE/PROTECTIVE AREA, ALSO BEING THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 88°54'25" EAST 668.71 FEET ALONG THE SOUTH LINE OF SAID LOT 4, OPEN SPACE/PROTECTIVE AREA, ALSO BEING THE SOUTH LINE OF SAID SUBDIVISION, TO THE SOUTHEAST CORNER OF SAID LOT 4, OPEN SPACE/PROTECTIVE AREA AT A POINT BEARING SOUTH 0°11'00" WEST FROM THE POINT OF BEGINNING;  
THENCE NORTH 0°11'00" EAST 1,288.09 FEET ALONG THE WEST LINE OF SAID LOT 4, OPEN SPACE/PROTECTIVE AREA TO THE POINT OF BEGINNING.

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## EXHIBIT "B"

### Exceptions

1. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in deed:

Recording Date: November 29, 1926  
Recording No.: Volume 142 Page 110

2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Pope Resources, a Delaware Limited Partnership  
Recording Date: May 22, 1986  
Recording No.: 8605220031

3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 21, 2000  
Recording No.: 200003210086

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: underground electric transmission  
Recording Date: March 31, 2000  
Recording No.: 200003310155 and 200003310156  
Affects: as described in said instrument

5. 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 No. 99-0030:

Recording No: 200003210085

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

6. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 30, 2000  
Recording No.: 200010300159

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 8, 2002  
Recording No.: 200205080112

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 8, 2002  
Recording No.: 200205080113

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.
9. 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."