

**When recorded return to:**

Dien H. Pham  
7732 Lehigh Place  
Westminster, CA 92683

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4426

Oct 23 2020

Amount Paid \$3685.00

Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044108

**CHICAGO TITLE**  
**620044108**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Randy D. Crumrine, 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 Dien H. Pham, 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

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 1, Skagit County Short Plat No. 46-73 , NE SE 20.36-4

Tax Parcel Number(s): P49519 / 360420-0-010-0107

Subject to:

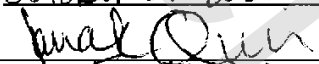
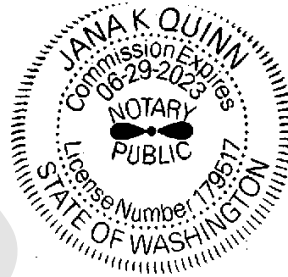
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 20, 2020

  
Randy D. CrumrineState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Randy D. Crumrine 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: October 21, 2020  
Name: Jana K. Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P49519 / 360420-0-010-0107**

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That portion of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 36 North, Range 4 East, Willamette Meridian, described as follows:

BEGINNING at the East 1/4 corner of said Section on the North line of the existing County Road; thence South 3° 14' 43" East along the East line of said Section 20, a distance of 616.7 feet, more or less, to the North line of that certain tract sold to Dale R. Young et ux by instrument recorded September 10, 1969 as Auditor's File No. 730916;

thence North 75° 15' West along the Northerly line of said Young tract, 114.49 feet, more or less, to the Northwest corner thereof and the true point of beginning of this description;

thence South 3° 14' 43" East along the West line of said Young tract a distance of 553.62 feet, more or less, to the Northerly line of the C.C.C. Road;

thence North 75° 15' West, along the Northerly line of said C.C.C. road, a distance of 100 feet;

thence North 3° 14' 43" West, parallel with the West line of said Young tract, a distance of 553.62 feet, more or less, to the Northerly line of that certain tract to Larry R Hastings, et ux by deed recorded March 16, 1973, as Auditor's File No. 782021;

thence South 75° 95' East along said Northerly line 100 feet to the true point of beginning.

The above described tract of land is shown as Tract 1 of Short Plat No. 46-73, as approved October 3, 1973.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Agreement regarding easement and well, including the terms, covenants and provisions thereof  
Recording Date: December 6, 1993  
Recording No.: 9312060091
2. Grant of Easement and Joint Use of Well, including the terms, covenants and provisions thereof  
Recording Date: December 29, 1993  
Recording No.: 9312290021
3. Agreement regarding easement and well, including the terms, covenants and provisions thereof  
Recording Date: January 13, 1994  
Recording No.: 9401130122
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Note: Manufactured Home Title Elimination Application recorded under Recording No. 9312200199 recites that a manufactured (mobile) home is, or is being affixed to the Land.
6. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 27, 2020  
between Dien H Pham ("Buyer")  
Buyer Buyer  
and Randy D Crumrine ("Seller")  
Seller Seller  
concerning 19969 Parson Creek Road Sedro Woolley WA 98284 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator  
Dien H Pham 09/27/2020  
Buyer 4:13:19 PM PDT Date

Authenticator  
Randy D Crumrine 09/28/2020  
Seller 9/28/2020 3:18:12 PM PDT Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date