

**When recorded return to:**  
Aaron B. Tinling  
300 Lenora St #423  
Seattle, WA 98121

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4450

Oct 26 2020

Amount Paid \$10675.00

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.: 620044748

**CHICAGO TITLE**  
**020044748**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Trent M. Kitchen and Whitney Kitchen, 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 Aaron B. Tinling, an unmarried person

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. SE 8-35-6E

Tax Parcel Number(s): P40870 / 350608-4-003-0004, P40869 / 350608-4-002-0005, P40878 /  
350608-4-005-0002

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 20, 2020

+ Trent M. Kitchen  
Trent M. Kitchen

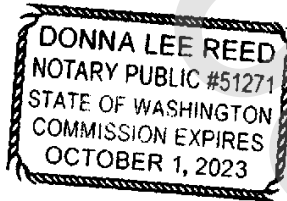
+ Whitney Kitchen  
Whitney Kitchen

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Trent M. Kitchen & Whitney Kitchen  
is/are the person(s) who appeared before me, and said person(s) acknowledged 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: 10/23/2020

Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P40870 / 350608-4-003-0004, P40869 / 350608-4-002-0005 and P40878 / 350608-4-005-0002**

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That portion of the Southeast Quarter of Section 8, Township 35 North, Range 6 East of the Willamette Meridian, lying Easterly of the CCC Road and described as follows:

Commencing at the Southeast corner of said Section 8;  
Thence North 01°43'40" West along the East line of said Section 8, a distance of 1,940.08 feet to the point of beginning of this description;  
Thence North 86°58'08" West, a distance of 1,475.82 feet to the Easterly right-of-way line of the County Road (Pipeline Road – CCC Road);  
Thence North 36°37'48" East along said right-of-way, a distance of 354.13 feet;  
Thence continuing along said right-of-way North 10°31'03" East, a distance of 76.80 feet;  
Thence continuing along said right-of-way North 39°04'04" East, a distance of 128.63 feet;  
Thence continuing along said right-of-way North 20°40'48" East, a distance of 231.12 feet to the North line of the Southeast Quarter of said Section 8;  
Thence South 88°54'35" East, along said North line, a distance of 1,063.82 feet to the Northeast corner thereof;  
Thence South 1°43'40" East along the East line of said Section, a distance of 733.93 feet to the point of beginning;

(Also known as Tract 4 of a Survey recorded November 20, 1992, in Volume 13 of Surveys, page 123, under Auditor's File No. 9211200047, records of Skagit County, Washington.)

Situated in Skagit County, Washington.

**EXHIBIT "B"****Exceptions**

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: July 21, 1923  
 Auditor's No(s): 166288, records of Skagit County, Washington  
 In favor of: Puget Sound Baker and River Railway Company  
 For: Railroad purposes
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: June 15, 1925  
 Auditor's No(s): 184889, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances
  
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: May 17, 1939 and March 30, 1937  
 Auditor's No(s): 313186 and 288276, records of Skagit County, Washington  
 In favor of: State Division of Forestry  
 For: Purpose of constructing and maintaining a road for forest protection purposes
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: October 29, 1948  
 Auditor's No(s): 424397, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
  
 Said instrument is a re-recording of instrument (s);  
 Recorded: July 22, 1948  
 Auditor's File No(s): 420878, records of Skagit County, Washington
  
5. Exceptions and reservations as contained in instrument;  
 Recorded: March 18, 1944  
 Auditor's No.: 369936, records of Skagit County, Washington  
 Executed By: Josephine Robinson  
 As Follows: Reserves a right of way across the above described premises for the purpose of providing ingress and egress to other property of the Sellers; providing however, that if any cleared land is taken for said right of way, the Sellers, their successors or assigns, will pay to the Purchaser, a reasonable amount for any damage occasioned by the taking of the cleared land. Also reserving to the Sellers, their successors or assigns, all water rights and water storage rights which may be now or in the future used or required by the Sellers, their successors or assigns, together with the right to go upon or across said property to make all

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

reasonable repairs replacements or extensions necessary for the maintenance of said water system. Also reserving to the sellers, their successors or assigns, the right of way over and across the C.C.C. road now located on said premises.

6. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: July 20, 1944  
 Auditor's No(s): 373126, records of Skagit County, Washington  
 In favor of: Josephine Robinson and Carol Dobson  
 For: Water pipeline  
 Affects: As located in the Northwest of the Southeast Quarter of said section as located
  
7. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: August 1, 1965  
 Auditor's No(s): 670286, records of Skagit County, Washington  
 In favor of: Bechtel Corporation  
 For: Water pipeline  
 Affects: A 40 foot wide strip, going in a generally Westerly direction across the East Half of the Southeast of said section as located
  
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: September 27, 1990  
 Auditor's No(s): 9009270033, records of Skagit County, Washington  
 In favor of: Glen Tenneson  
 For: Ingress, egress and utilities  
 Affects: The Northerly portion of said premises
  
9. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: June 14, 2004  
 Auditor's No(s): 200406140008, records of Skagit County, Washington  
 In favor of: Lyle and Elaine McKibbin  
 For: Ingress, egress and utilities  
 Affects: Existing road across said premises  
  
 said easement has been superseded and replaced by the easement recorded August 28, 2019 under Skagit County Recording No. 201908280020
  
10. Terms, conditions, and restrictions of that instrument entitled Notice of Development Moratorium On Non-Forestry Use of Land;  
 Recorded: September 27, 2004  
 Auditor's No(s): 200409270115, records of Skagit County, Washington

**EXHIBIT "B"**

Exceptions  
(continued)

11. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 5, 2007  
Auditor's No(s): 200711050179, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
12. Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;  
Recorded: February 10, 2009  
Auditor's No(s): 200902100003, records of Skagit County, Washington
  
13. Terms, conditions, and restrictions of that instrument entitled Surface Water Source Limited Mitigation Summary;  
Recorded: June 10, 2009  
Auditor's No(s): 200906100007, records of Skagit County, Washington
  
14. Skagit County Planning & Development Services - Lot of Record Certification, including the terms, covenants and provisions thereof;  
  
Recording Date: November 12, 2008  
Recording No.: 200811120037
  
15. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.34); Notice of Approval  
Recorded: December 5, 1972  
Auditor's No.: 777763, records of Skagit County, Washington  
Classification: Farm and Agricultural Land  
  
Modified thereof;  
Recorded: March 3, 1993  
Auditor's No.: 9303030050, records of Skagit County, Washington  
  
Continued thereof;  
Recorded: May 28, 2009  
Auditor's No.: 200905280088, records of Skagit County, Washington  
  
The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.
  
16. City, county or local improvement district assessments, if any.

**EXHIBIT "B"**

Exceptions  
(continued)

17. 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."