

**When recorded return to:**  
Marcie Polin and Curt Johnson  
PO Box 82914  
Kenmore, WA 98028

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4962  
Nov 20 2020  
Amount Paid \$9937.40  
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.: 620045116

**CHICAGO TITLE**  
620045116

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Inger F. Gibson, 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 Marcie Polin and Curt Johnson, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1 of Skagit County Short Card No. PL-12-0035, approved July 24, 2012 and recorded on July  
24, 2012, under Auditors File number 201207240030, being a portion of the East half of  
Government Lot 3 in Section 5, Township 33 North, Range 5 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P17898 / 330505-0-005-0006

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 18, 2020

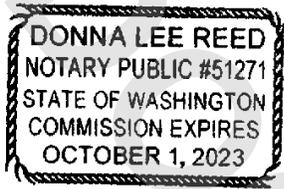
x Inger F. Gibson  
Inger F. Gibson

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Inger F. Gibson  
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: 11/18/20

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



**EXHIBIT "A"**  
Exceptions

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

Granted to:	Puget Sound Power & Light Company
Purpose:	Underground electric transmission and/or distribution system
Recording Date:	July 20, 1990
Recording No.:	9007200090
  
2. Title Notification, property designated rural resource lands  

Recording Date:	November 18, 1997
Recording No.:	9711180140
  
3. Accessory Dwelling Unit  

Recording Date:	January 20, 2012
Recording No.:	201201200078
  
4. 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 card:  
  

Recording No:	201207240030
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5. Protected Critical Area Easement (PCA)  

Recording Date:	July 24, 2012
Recording No.:	201207240031
  
6. Skagit County Planning & Development Services Plat Lot of Record Certification  

Recording Date:	July 24, 2012
Recording No.:	201207240032
  
7. Deed of Natural Resource Land Easement  

Recording Date:	July 24, 2012
Recording No.:	201207240033
  
8. Two Party Water Users Agreement

**EXHIBIT "A"**Exceptions  
(continued)

Recording Date: December 3, 2015  
Recording No.: 201512030081

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

Granted to: Puget Sound Energy, Inc.  
Purpose: Transmission, distribution and sale of electricity  
Recording Date: August 25, 2016  
Recording No.: 201608250011

10. Water System Dissolution and the terms and conditions thereof:

Recording Date: June 24, 2020  
Recording No.: 202006240013

11. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

12. 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."

**EXHIBIT "A"**Exceptions  
(continued)

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording No.: 751841

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

15. City, county or local improvement district assessments, if any.