

**When recorded return to:**

Paul W. Haffner and Amy R. Haffner  
25875 Minkler Road  
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.: 620045417

**CHICAGO TITLE**  
U70045417

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David Lee Haffner and Mary Lynne Haffner, 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 Paul Wesley Haffner and Amy Rae Haffner, husband and wife

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 SE 17-35-5

Tax Parcel Number(s): P39279

Subject to:

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

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 2020-5446

**Dec 21 2020**

Amount Paid \$9973.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

# STATUTORY WARRANTY DEED (continued)

Dated: November 30, 2020

David Lee Haffner  
David Lee Haffner

Mary Lynne Haffner  
Mary Lynne Haffner

State of OREGON

County of LINN

I certify that I know or have satisfactory evidence that

DAVID LEE HAFNER AND MARY LYNN HAFNER  
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: 17 DEC 2020



Corey Leon Clement  
Name: COREY LEON CLEMENT  
Notary Public in and for the State of OREGON  
Residing at: LEBMON - 97355  
My appointment expires: 29 APR 2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P39279**

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THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTH OF MINKLER ROAD.

TOGETHER WITH THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE WEST LINE OF SAID SUBDIVISION WHICH LIES SOUTH 1 DEGREE 41'02" EAST, A DISTANCE OF 268.57 FEET FROM THE NORTHWEST CORNER THEREOF;  
THENCE SOUTH 62 DEGREES 06'19" EAST, A DISTANCE OF 195.60 FEET TO THE NORTHERLY LINE OF MINKLER ROAD;  
THENCE SOUTH 52 DEGREES 14'33" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 210.46 FEET TO THE WEST LINE OF SAID SUBDIVISION,  
THENCE NORTH 1 DEGREE 41'02" WEST, A DISTANCE OF 220.48 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 277.3 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., LYING NORTH OF MINKLER ROAD THEREOF.

ALSO KNOWN AS PARCEL B OF SURVEY RECORDED MARCH 8, 2017, UNDER RECORDING NO. 201703080005.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## EXHIBIT "B"

### Exceptions

1. Exceptions and reservations as contained in instrument;  
 Recorded: September 18, 1946  
 Auditor's No.: 396133, records of Skagit County, Washington  
 Executed By: Skagit Realty Company  
 As Follows: Reserving to the seller, its successors and assigns, forever, a permanent right to drain surface water from adjoining premises lying to the East and North over and across the premises herein described through the natural drainage channel meandering across said premises
  
2. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands Pursuant to SCC 14.16.870,  
 Recorded: October 11, 2001  
 Auditor's No(s): 200110110004, records of Skagit County, Washington
  
3. 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.
  
4. Lot of Record Certification including the terms, covenants and provisions thereof  
  
 Recording Date: September 15, 2016  
 Recording No.: 201609150072  
 Affects: Portion of said premises
  
5. Lot of Record Certification including the terms, covenants and provisions thereof  
  
 Recording Date: September 15, 2016  
 Recording No.: 201609150073  
 Affects: A portion of said premises and other property
  
6. 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 the Boundary Line Adjustment.  
  
 Recording No: 201702100104
  
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting

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

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 the Survey.

Recording No. 201703080005

8. Skagit County Right to Manage Natural Resource Lands Disclosure and the terms and conditions thereof.

Recording Date: February 24, 2017  
Recording No.: 201702240082

9. Lot of Record Certification and the terms and conditions thereof.

Recording Date: July 31, 2017  
Recording No.: 201707310085

10. 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."

11. City, county or local improvement district assessments, if any.
12. The Land has been classified as Farm and Agricultural Land 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.

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

Recording Date: November 10 1971  
Recording No.: 760403

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.