

When recorded return to:

Rick C. Bachmann
18051 West McCorquedel Rd
Mt Vernon, WA 98273

CHICAGO TITLE
020045479

STATUTORY WARRANTY DEED

Escrow No.: 1120028
Title Order No.: 620045479

THE GRANTOR(S) *walkley*
Linda Walkley, an unmarried person

for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to

Rick C Bachmann, an unmarried person *RCB*

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

FOR FULL LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: PTN. SW 1/4, SEC. 13-34-3E, W.M.

SUBJECT TO EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel Number(s): P21810 / 34031301250002

Dated: ~~12-30-2020~~ 12-30-2020 *(R)*

Linda Walkley
Linda Walkley

STATE OF WASHINGTON

COUNTY OF KING

I, Marat Bakhchinyan, a Notary Public of the County and State first above written, do hereby certify that Linda Walkley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of December, 2020.

[Signature]
Notary Public

My Commission Expires: 10/10/2021

(SEAL)



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-14
Jan 04 2021
Amount Paid \$3381.00
Skagit County Treasurer
By Bridget Ibarra Deputy

EXHIBIT "A"

Order No.: 620045479

For APN/Parcel ID(s): P21810 / 340313-0-125-0002

All that portion of the Southwest Quarter of Section 13, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of the South Half of the Northwest Quarter of the Southwest Quarter which is 620 feet East of the Northwest corner thereof;
Thence South 0°04' West 26 feet to a fence line as it existed on February 20, 1956;
Thence South 89°56' East along said fence line 720.3 feet, more or less, to the Southwesterly line of the Memorial highway;
Thence North 52°01' West along the Southwesterly line of said highway to its intersection with a line that is 2.5 feet North, as measured at right angles from said fence line, said point being the Southeasterly corner of that certain last described tract conveyed to Walter N. Steel, et ux, by Deed dated March 9, 1956, recorded April 6, 1956, under Auditor's File No. 534116, records of Skagit County, Washington, and the true point of beginning of this description;
Thence Northwesterly along the Southwesterly line of said Memorial Highway, a distance of 150 feet, more or less, to the Northeasterly corner of a tract conveyed to T.J. Anderson, et ux, by Deed recorded October 7, 1968, under Auditor's File No. 719014, records of Skagit County, Washington;
Thence Southwesterly along the Southeasterly line of said Anderson Tract to the South line of the aforementioned Steel Tract;
Thence East along the South line of said Steel Tract to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"**Special Exceptions**

1. **Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;**

**Recording Date: November 29, 2001
Recording No.: 200111290014**

2. **Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands;**

**Recording Date: November 29, 2001
Recording No.: 200111290015**

3. **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."