

When recorded return to:
Cody Slagg and Erin Slagg
15912 Bow Hill Road
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-63

Jan 07 2021

Amount Paid \$8450.00
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.: 620045363

CHICAGO TITLE
620045363

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bob L. Templeton and Charlene M. Templeton, 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 Cody Slagg and Erin Slagg, a married couple

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. GOVT LT 4, SEC. 1-35-3E, W.M.

Tax Parcel Number(s): P33549 / 350301-0-014-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 5, 2021

Bob L. Templeton
Bob L. Templeton

Charlene M. Templeton
Charlene M. Templeton

State of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that Bob L. Templeton and Charlene M. Templeton 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/hers/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 6 2021

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

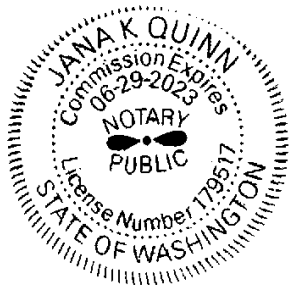


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P33549 / 350301-0-014-0009

The North 569 feet of the East Half of Government Lot 4, Section 1, Township 35 North, Range 3 East of the Willamette Meridian;

EXCEPT the North 30 feet thereof for highway right of way;

AND EXCEPT the East 20 feet conveyed to Skagit County for road purposes by deed dated September 21, 1914, recorded September 24, 1914, under Auditor's File No. 164384, in Volume 97 of Deeds, page 520, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. City, county or local improvement district assessments, if any.
2. 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."