

When recorded return to:

Douglass M. Culver and Emily K. Culver
950 N 86th St
Seattle, WA 98103

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-108

Jan 08 2021

Amount Paid \$1767.20
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

CHICAGO TITLE CO.

620045804

Escrow No.: 620045804

STATUTORY WARRANTY DEED

THE GRANTOR(S) Duane M Gilliland and Patricia L Gilliland, 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 Douglass M. Culver and Emily K. Culver, 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.)

LT. 4, SP. NO. 97-0001 *NE 26-34-4*

Tax Parcel Number(s): P112535/ 340426-1-010-0600

Subject to:

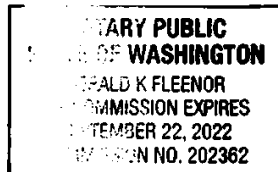
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: January 4, 2021

Duane M. Gilliland
Duane M GillilandPatricia L. Gilliland
Patricia L GillilandState of Washington
County of CLARK

I certify that I know or have satisfactory evidence that Duane M. Gilliland and Patricia L. Gilliland
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: 1-5-2021

Gerald K Fleenor
Name: Gerald K Fleenor
Notary Public in and for the State of Washington
Residing at: Vancouver WA
My appointment expires: 9-22-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P112535/ 340426-1-010-0600

LOT 4 OF SKAGIT COUNTY SHORT PLAT NO. 97-0001, APPROVED DECEMBER 15, 1997, AND RECORDED DECEMBER 24, 1997, IN VOLUME 13 OF SHORT PLATS, PAGES 77 AND 78, UNDER RECORDING NO. 9712240083, RECORDS OF SKAGIT COUNTY WASHINGTON;

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN AND THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Skagit County Short Plat No. 97-0001:

Recording No: 9712240083

2. 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 Skagit County Short Plat No. 63-89:

Recording No: 9002010031

3. 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: Electric transmission and/or distribution line
Recording Date: June 16, 1987
Recording No.: 8706160046
Affects: Portion of said premises

4. 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: April 12, 1991
Recording No.: 9104120101
Affects: Portion of said premises

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

Purpose: Ingress, egress and utilities
Recording Date: December 23, 1997
Recording No.: 9712230082
Affects: Portion of said premises

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

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

Granted to: Skagit County
Purpose: Native growth protection area
Recording Date: December 24, 1997
Recording No.: 9712240084
Affects: Portion of said premises

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

Granted to: Kirk D. Shroyer and Mary Huddle Shroyer, husband and wife
Purpose: ingress, egress and utilities
Recording Date: August 1, 2000
Recording No.: 200008010066
Affects: Cultus Court Road

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 15, 1998
Recording No.: 9809150104

8. Dues, charges, and assessments, if any, levied by Road Maintenance Agreement:

Recording Date: December 23, 1997
Recording No.: 9712230082

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

10. The Land has been classified as Open Space 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 Date: June 24, 2009
Recording No.: 200906240102

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.

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

11. 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."