

When recorded return to:
Alex Evans
10895 Sterling Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-283

Jan 21 2021

Amount Paid \$5205.00

Skagit County Treasurer

By Heather Beauvais Deputy

POOR ORIGINAL

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620045948

Escrow No.: 620045948

STATUTORY WARRANTY DEED

THE GRANTOR(S) Luis R Hurtig, Personal Representative of the Estate of Bernard M. Hurtig,
deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Alex Evans, an unmarried person and Tasia Ward, an
unmarried person

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 2, 27-35-4

Tax Parcel Number(s): P37720 / 350427-4-009-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 14, 2021

Estate of Bernard M. Hurtig, deceased

BY: Luis R. Hurtig

Luis R. Hurtig

Personal Representative

State of Washington
County of YakimaI certify that I know or have satisfactory evidence that Luis R. Hurtig

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Bernard M Hurtig to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 15, 2021

Name: Tania Mendoza
Notary Public in and for the State of Washington
Residing at: Yakima County
My appointment expires: 1-23-2023

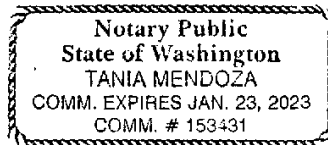


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P37720 / 350427-4-009-0005

THE SOUTH 306 FEET, EXCEPT THE NORTH 50 FEET OF THE FOLLOWING DESCRIBED
PORTION OF GOVERNMENT LOT 2 IN SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST,
W.M.:

BEGINNING AT A POINT 528 FEET SOUTH OF THE NORTHWEST CORNER OF SAID
GOVERNMENT LOT 2;
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2, 462 FEET;
THENCE EAST TO THE WEST BANK OF THE SKAGIT RIVER;
THENCE NORTHERLY ALONG THE WEST BANK OF SAID RIVER TO A POINT DUE EAST OF
THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING;

EXCEPT COUNTY ROAD ALONG THE WEST LINE THEREOF.

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 Survey:

Recording No: 201612230067

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 Survey:

Recording No: 201905310070

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. Any claim based on the failure to comply with the provisions of Governmental Laws and Regulations regarding the division of land.

5. 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.

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

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."

6. City, county or local improvement district assessments, if any.
7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.