

When recorded return to:
Bradley Gilbert
32360 Carpenter Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-874
Mar 02 2021
Amount Paid \$5605.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046117

CHICAGO TITLE
620046117

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey W. Hill, also shown of record as Jeff W. Hill and Angela J. Hill, 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 Bradley Gilbert, 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.)

POR OF NE 1/4 OF SEC 8, TWN 35N, RNG 6E, W.M.

Tax Parcel Number(s): P40829 / 350608-1-007-0204

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 1, 2021

X [Signature]
Jeffrey W. Hill
X [Signature]
Angela J. Hill

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Jeffrey W Hill & Angela J. Hill
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: 21.1.2021

[Signature]
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Chauvesselle, WA
My appointment expires: 10.1.2023

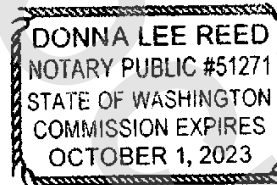


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P40829 / 350608-1-007-0204

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIPE AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, SAID PIPE BEING NORTH 88°35'26" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 8;

THENCE SOUTH 1°53'54" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 511.30 FEET;

THENCE SOUTH 88°39'34" EAST 444.16 FEET;

THENCE SOUTH 55°29'44" EAST 470.58 FEET;

THENCE NORTH 74°11'17" EAST 433.28 FEET;

THENCE NORTH 79°09'17" EAST 110.92 FEET;

THENCE NORTH 72°47'15" EAST 89.46 FEET;

THENCE SOUTH 1°43'39" EAST 320.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 1°43'39" WEST 320.00 FEET;

THENCE NORTH 72°47'15" EAST 87.01 FEET;

THENCE EAST ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 200.00 FEET THROUGH A CENTRAL ANGLE OF 27°44'18", AN ARC DISTANCE OF 96.83 FEET;

THENCE SOUTH 79°28'27" EAST 43.24 FEET;

THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 270.00 FEET THROUGH A CENTRAL ANGLE OF 50°58'27", AN ARC DISTANCE OF 240.21 FEET;

THENCE SOUTH 62°39'20" WEST 449.93 FEET TO THE POINT OF BEGINNING.

(SAID TRACT ALSO KNOWN AS TRACT 1, SHORT PLAT NO. 73-72, APPROVED NOVEMBER 2, 1972.)

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES, 30 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIPE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SAID PIPE BEING NORTH 88°35'26" WEST FROM THE NORTHEAST

EXHIBIT "A"
Legal Description
(continued)

CORNER OF SAID SECTION 8;

THENCE SOUTH 01°53'54" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 1,049.59 FEET;

THENCE SOUTH 59°16'04" EAST FOR A DISTANCE OF 81.46 FEET TO THE TRUE POINT OF BEGINNING OF SAID CENTERLINE;

THENCE NORTH 40°39'01" EAST FOR A DISTANCE OF 75.54 FEET;

THENCE NORTH 64°35'21" EAST FOR A DISTANCE OF 160.05 FEET;

THENCE NORTH 82°58'12" EAST FOR A DISTANCE OF 90.47 FEET;

THENCE NORTH 61°09'02" EAST FOR A DISTANCE OF 123.40 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET THROUGH A CENTRAL ANGLE OF 46°40'10", FOR AN ARC DISTANCE OF 81.45 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 71°30'48" EAST FOR A DISTANCE OF 13.12 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET, THROUGH A CENTRAL ANGLE OF 48°29'35" FOR AN ARC DISTANCE OF 76.17 FEET TO A POINT OF TANGENCY;

THENCE NORTH 59°59'37" EAST FOR A DISTANCE OF 174.52 FEET;

THENCE NORTH 74°11'17" EAST FOR A DISTANCE OF 470.28 FEET;

THENCE NORTH 79°09'07" EAST FOR A DISTANCE OF 110.92 FEET;

THENCE NORTH 72°47'15" EAST FOR A DISTANCE OF 176.47 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 27°44'18", FOR AN ARC DISTANCE OF 96.83 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 79°28'27" EAST FOR A DISTANCE OF 43.24 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET; THROUGH A CENTRAL ANGLE OF 63°54'45", FOR AN ARC DISTANCE OF 301.18 FEET TO A POINT OF TANGENCY;

EXHIBIT "A"
Legal Description
(continued)

THENCE SOUTH 15°33'42" EAST FOR A DISTANCE OF 83.62 FEET TO THE WESTERLY MARGIN OF THE C.C.C. ROAD, (ALSO KNOWN AS THE PIPE LINE ROAD), AND THE TERMINUS OF SAID EASEMENT CENTERLINE.

ALSO TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES, 30 FEET IN WIDTH, THE CENTERLINE OF WHICH IS ALSO DESCRIBED AS FOLLOWS:

BEGINNING AGAIN AT THE TRUE POINT OF BEGINNING OF THE ABOVE DESCRIBED EASEMENT;

THENCE SOUTH 40°39'01" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 32.64 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 72.00 FEET, THROUGH A CENTRAL ANGLE OF 104°57'00", FOR AN ARC DISTANCE OF 131.88 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 64°17'59" EAST FOR A DISTANCE OF 192.64 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 66°03'55", FOR AN ARC DISTANCE OF 92.25 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 01°45'56" WEST FOR A DISTANCE OF 519.07 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 82°10'54", FOR AN ARC DISTANCE OF 114.75 FEET TO A POINT OF TANGENCY, SAID POINT TO BE HEREINAFTER REFERRED TO AS POINT B;

THENCE SOUTH 80°24'58" EAST FOR A DISTANCE OF 1,218.25 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF THE C.C.C. ROAD, (ALSO KNOWN AS THE PIPE LINE ROAD), WHICH IS THE TERMINUS OF SAID EASEMENT, SAID POINT ALSO TO BE HEREINAFTER REFERRED TO AS POINT C,

AND ALSO AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES WHICH IS ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT BEFORE MENTIONED POINT B;

THENCE SOUTH 09°35'02" WEST FOR A DISTANCE OF 15.00 FEET TO THE SOUTHERLY MARGIN OF THE ABOVE DESCRIBED EASEMENT AND THE TRUE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION;

THENCE NORTH 80°24'58" WEST FOR A DISTANCE OF 67.71 FEET;

EXHIBIT "A"
Legal Description
(continued)

THENCE NORTH 01°45'56" EAST TO AN INTERSECTION WITH THE SOUTHERLY MARGIN OF THE ABOVE DESCRIBED 30 FOOT EASEMENT;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY MARGIN TO THE TRUE POINT OF BEGINNING, AND ALSO AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:

COMMENCING AT BEFORE MENTIONED POINT C;

THENCE SOUTH 09°26'58" EAST ALONG SAID WESTERLY MARGIN OF C.C.C. ROAD FOR A DISTANCE OF 15.87 FEET, TO THE SOUTHEASTERLY CORNER OF THE ABOVE DESCRIBED 30 FOOT WIDE EASEMENT, SAID CORNER BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 80°24'58" WEST ALONG THE SOUTHERLY MARGIN OF THE ABOVE DESCRIBED EASEMENT FOR A DISTANCE OF 508.27 FEET;

THENCE SOUTH 55°58'28" EAST FOR A DISTANCE OF 72.50 FEET TO AN INTERSECTION WITH A LINE WHICH IS 30.00 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES FROM SAID SOUTHERLY MARGIN OF THE ABOVE DESCRIBED EASEMENT;

THENCE SOUTH 80°24'58" EAST ALONG A PARALLEL LINE FOR A DISTANCE OF 452.62 FEET TO THE WESTERLY MARGIN OF SAID C.C.C. ROAD (ALSO KNOWN AS THE PIPE LINE ROAD);

THENCE NORTH 09°26'58" WEST ALONG SAID WESTERLY MARGIN FOR A DISTANCE OF 31.73 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	State Division of Forestry
Purpose:	Forest Protection
Recording Date:	March 30, 1937
Recording No.:	288276, records of Skagit County, Washington

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Division of Forestry
Purpose:	Forest Protection
Recording Date:	May 17, 1939
Recording No.:	313186, records of Skagit County, Washington

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Roscoe C. Symmes
Purpose:	An outlet over the road right-of-way
Recording No.:	339879, records of Skagit County, Washington

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Town of Lyman
Purpose:	Maintain the water pipe line
Recording No.:	373127, records of Skagit County, Washington

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

In favor of:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	July 22, 1971
Recording No.:	755757, records of Skagit County, Washington

6. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

EXHIBIT "B"

Exceptions
(continued)

Recording Date: September 10, 1971
Recording No.: 757917, records of Skagit County, Washington

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

In favor of: Adjoining property owners
Purpose: Ingress, Egress and Utilities
Recording Date: August 10, 1972
Recording No.: 772402, records of Skagit County, Washington
Affects: The Northeasterly 30 feet of said premises

8. Low Flow Mitigation Summary and The Terms and Conditions thereof;

Recording Date: May 18, 2001
Recording No.: 200105180091, records of Skagit County, Washington

9. Protected Critical Area Site Plan

Recording Date: June 28, 2001
Recording No.: 200106280085, records of Skagit County, Washington

10. 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 Short Plat 73-72:

Recording No: 200110240053, records of Skagit County, Washington

11. ByLaws of Carpenter Road Maintenance Association

Recording Date: April 6, 1994
Recording No.: 9404060085

Amended ByLaws recorded February 11, 2004, under Recording No. 200402110071, records of Skagit County, Washington.

12. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Carpenter Road Maintenance Association

EXHIBIT "B"Exceptions
(continued)

Recording Date: April 6, 1994
Recording No.: 9404060085, records of Skagit County, Washington

and

Recording Date: February 11, 2004
Recording No.: 200402110071, records of Skagit County, Washington

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County, a political subdivision of the State of Washington
Purpose: Access
Recording Date: May 20, 2010
Recording No.: 201005200066, records of Skagit County, Washington

14. 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."

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