

When recorded return to:
Melissa LeFave
20468 Daisy Lane
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046516

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1231

Mar 23 2021

Amount Paid \$13968.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

CHICAGO TITLE
620046516

STATUTORY WARRANTY DEED

THE GRANTOR(S) James Chapin and Stacy Chapin, 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 Melissa LeFave, 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.)

p1n SW of SE, 16-33-04

Tax Parcel Number(s): P16647 / 330416-0-011-0006, P16702 / 330416-4-001-0109

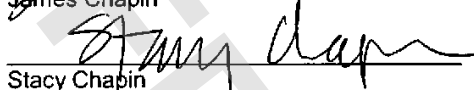
Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: March 19, 2021


James Chapin
Stacy ChapinState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

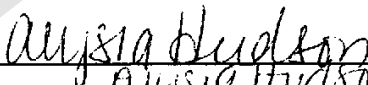
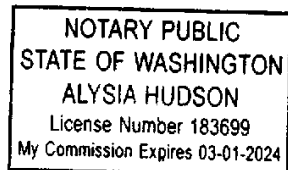
James Chapin and Stacy Chapin
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: March 22, 2021
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arundel
My appointment expires 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P16647 / 330416-0-011-0006 and P16702 / 330416-4-001-0109

PARCEL "A":

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision; thence North along the West line thereof 585 feet; thence West 219 feet, more or less, to the East line of the County Road as it existed on July 23, 1957; thence North 13°25' East along the Easterly line of said road 129.5 feet; thence North 60° East 25 feet; thence South 72°21' East 178.5 feet, more or less, to a point on the West line of said Southwest 1/4 of the Southeast 1/4, which is the true point of beginning; thence Southeasterly to a point which is 50° East of the West line of said Southwest 1/4 of the Southeast 1/4 (measured at right angles) and 120 feet North of the North line of that certain tract being sold on Contract to Edward Johnson, et ux, by instrument dated April 5, 1963, recorded April 5, 1963, under Auditor's File No. 634188; thence South parallel with the West line of the Southwest 1/4 of the Southeast 1/4, 120 feet to said North line of the Johnson Tract; thence West along the North line of the Johnson Tract 50 feet to the West line of the Southwest 1/4 of the Southeast 1/4; thence North along said West line to the true point of beginning;

EXCEPT that portion thereof conveyed to Edward H. Johnson, et ux, by deed recorded as Auditor's File No. 8803010018.

PARCEL "B":

The North 1/2 of the following described portion of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said Southeast 1/4 of the Southwest 1/4; thence North along the quarter section line 465 feet to the true point of beginning; thence North 87°10' West 215 feet, more or less, to the Easterly line of the County Road; thence Northerly along the Easterly line of the County Road 110 feet, more or less, to a point 219 feet West of a point on the said quarter section line which is 585 feet North of the Southeast corner of said Southeast 1/4 of the Southwest 1/4; thence East to said point 585 feet North of the Southeast corner of said Southeast 1/4 of the Southwest 1/4; thence South along said quarter section line 120 feet, more or less, to the true point of beginning.

PARCEL "C":

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said subdivision 585 feet North of the Southeast corner thereof; thence West 219 feet, more or less, to the East line of the present County Road; thence North 13°35' East along the Easterly line as said County Road, 129.5 feet; thence North 60° East 25 feet; thence South 72°21' East 178.5 feet, more or less, to a point on the East line of said subdivision; thence South along said subdivision line 110 feet, more or less, to the point of beginning.

EXHIBIT "A"
Legal Description
(continued)

PARCEL "D":

That portion of the Southwest ¼ of the Southeast ¼ of Section 16, Township 33 North, Range 4 East, W.M., described as follows:

Commencing at the Southwest corner of said subdivision; thence North 1° 06'44" East along the West line of said subdivision for 515.12 feet; thence North 89° 51'26" East for 50.01 feet to the Southeast corner of that tract of land sold to Dick South under Auditor's File No. 678763 and true point of beginning; thence North 1° 06'44" East for 120.00 feet along the East line of said South tract; thence North 52° 21'21" West for 62.23 feet to the West line of said Southwest ¼ of the Southeast ¼ also being the point of beginning of that tract described under Auditor's File No. 678763; thence North 1° 06'44" East along the West line of said subdivision for 51.07 feet to the South line of the Lake Sixteen Road as described under Auditor's File No. 690228; thence South 73° 31'30" East along the South line of said Lake Sixteen Road for 6.73 feet; thence North 87° 01'30" East for 172.24 feet; thence North 62° 25'30" East for 57.14 feet to the West line of that tract of land sold to Edward H. Johnson under Auditor's File No. 756576; thence South 1° 06'44" West along the West line of said Johnson tract for 242.32 feet; thence South 89° 51'26" West along the North line of that tract of land sold to Edward H. Johnson under Auditor's File No. 634185 for 178.47 feet to the point of beginning; EXCEPT that portion thereof conveyed to Edward H. Johnson, et ux, by deed recorded as Auditor's File No. 8803010018.

PARCEL "E":

That portion of the Southeast ¼ of the Southwest ¼ of Section 16, Township 33 North, Range 4 East, W.M., described as follows:

Commencing at the South ¼ corner of said Section 16; thence West along the South line of said Section 16 for 173.41 feet to the centerline of Hermway Heights Road according to the Plat of Hermway Heights No. 2 as recorded in Volume 9 of Plats, page 63, records of Skagit County, Washington; thence North 15° 23'00" West for 181.50 feet; thence North 8° 15'00" West for 98.30 feet; thence North 0° 04'00" West for 154.00 feet; thence North 4° 21'00" East for 150.00 feet; thence North 13° 35'00" East for 144.84 feet; thence South 76° 25'00" East for 25.00 feet to the Northwest corner of that tract of land described as Parcel 3 under Auditor's File No. 791710 and the true point of beginning of this description; thence North 60° 00'00" East for 25.00 feet along the North line of said tract as described under Auditor's File No. 791710; thence South 72° 21'00" East for 165.35 feet to the East line of the Southwest ¼ of said Section 16; thence North 1° 06'44" East along said East line of the Southwest ¼ of said Section 16 for 51.07 feet to the South line of the Lake Sixteen Road as described under Auditor's File No. 690228; thence North 73° 31'30" West along the South line of said Lake Sixteen Road for 171.89 feet to the East margin of the Hermway Heights Road; thence South 14° 41'35" West along said East margin of Hermway Heights Road for 22.54 feet; thence South 13° 35'00" West for 46.52 feet to the true point of beginning.

All situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in Deed from the State of Washington, recorded under Auditor's File No. 99302, reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

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

Granted to: Mount Vernon Young Men's Christian Association
Purpose: Right of way for ingress and egress
Recording Date: October 4, 1960
Recording No.: 599460 in Volume 312 of Deeds, page 173
Affects: A 16 foot strip of land, the exact location of which is not disclosed of record

3. Reservations contained in deed

Recording Date: December 2, 1939
Recording No.: 319598 in Volume 178 of Deeds, page 355
As Follows:

"Reserving, however, unto the Grantor, its successors and assigns, all coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract and remove the same; provided however, that the Grantor, its successors or assigns, shall pay to the Grantee, his heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gas and by the operations of prospecting for and mining the same."

4. Matters contained in that certain Joint Use & Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Executed by: James & Stacy Chapin; Karen Krub for the Estate of Barbara J. Nelles;
and Thomas Aylesworth & Margaret Jacobsen
Recording Date: August 28, 2012
Recording No.: 201208280053

Reference is hereby made to said document for full particulars.

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

EXHIBIT "B"

Exceptions
(continued)

document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: December 15, 1989
Recording No.: 8912150056

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. 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."