

When recorded return to:
Michael Drysdale and Bobbi Jo Drysdale
39558 WA-20
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1659

Apr 19 2021

Amount Paid \$11931.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046818

CHICAGO TITLE
620046818

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sherry Koops, Personal Representative of the Estate of Robert E. Koops
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michael Drysdale and Bobbi Jo Drysdale, a ~~married couple~~
Husband + 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.)

Ptn. SW NE, 16-35-6E

Tax Parcel Number(s): P41283 / 350616-1-005-0305, P41280 / 350616-1-005-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 9, 2021

Estate of Robert E. Koops

BY: Sherry KoopsSherry Koops
Personal RepresentativeState of WASHINGTONCounty of SnohomishI certify that I know or have satisfactory evidence that Sherry Koops

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 the Estate of Robert E Koops to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 16, 2021

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41283 / 350616-1-005-0305 and P41280 / 350616-1-005-0008

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 16, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point on the South line of the Great Northern Railway right of way, 33 rods East of the West line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence East along the South line of said railway a distance of 360 feet to the true point of beginning;
thence continue East along the South line of said right of way a distance of 437 feet, more or less, to the East line of said subdivision;
thence South along the East line of said subdivision, a distance of 499 feet;
thence West parallel with said South line of said right of way a distance of 437 feet, more or less, to the intersection of a line running parallel with the East line of said subdivision and intersecting the true point of beginning;
thence North along said line a distance of 499 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Reservation of minerals, mineral rights, fossils, rights of way, etc., contained in deeds from the State of Washington, conveying shore lands, dated July 27, 1948, and November 11, 1949, filed August 16, 1948, and April 28, 1950, under Auditor's File Nos. 421647 and 444923, and recorded in Volume 229 and 239 of Deeds, pages 56 and 98.
2. Reservations contained in Deed from N.T. Presnell and Dora M. Presnell, husband and wife, including the terms, covenants and provisions thereof

Recording Date: November 7, 1975
Recording No.: 825903
3. Special Use Permit, including the terms, covenants and provisions thereof

Recording Date: January 9, 2009
Recording No.: 200901090054
4. The Land has been classified as Farm and Agricultural 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 No.: 763090
Recording No.: 825807

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.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.
5. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 1, 2021

between Michael Drysdale Bobbi Jo Drysdale ("Buyer")
Buyer Buyer
and Robert E Koops ("Seller")
Seller Seller
concerning 32698 Lyman Hamilton Rd Sedro Woolley WA 98284 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticate
Michael Drysdale 03/01/2021
Buyer 5:38:18 PM PST Date

Sherry Koops 4/16/21
Sherry Koops 3/2/21
Seller Date

Authenticate
Bobbi Jo Drysdale 03/01/2021
Buyer 5:39:33 PM PST Date

Seller Date