

When recorded return to:
Balwant Kalsi
6868 Vista Drive
Ferndale, WA 98248

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1768

Apr 23 2021

Amount Paid \$181.00
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

CHICAGO TITLE
620047420

Escrow No.: 620047420

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wells Nursery LLC. a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Balwant Kalsi, a married man as his separate estate

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 NW NW, 29-34-4E, W.M.

Tax Parcel Number(s): P28363/340429-0-190-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 23, 2021

Wells Nursery LLC. a Washington limited liability company

BY: Susan W. Hall
Susan W. Hall
Manager



State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Susan W. Hall

~~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 Manager of Wells Nursery LLC, a Washington limited liability company to be
the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/23/2021

Deborah K. Flick
Name: Deborah K. Flick
Notary Public in and for the State of WA
Residing at: Bellevue
My appointment expires: 8/19/22

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P28363/340429-0-190-0003

That portion of the following described property lying West of Primary State Highway I-5:

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the North line of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 29 with the East line of South Seventh Street as established in the City of Mount Vernon; thence South along the East line of said South 7th Street, 200 feet; thence East to the Westerly line of Blodgett Road; thence Northerly along the Westerly line of Blodgett Road to a point East of the point of beginning; thence West to the point of beginning;

EXCEPT Primary State Highway I-5 as conveyed to the State of Washington by deeds recorded December 14, 1953, under Auditor's File Nos. 496200 and 496201, and as condemned and taken by Skagit County Superior Court Cause No. 33942 on January 24, 1974.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highway or highways to be constructed on lands conveyed by Deed:

To: State of Washington
Recording Date: December 14, 1953
Recording No.: 496200

2. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highway or highways to be constructed on lands conveyed by Deed:

To: State of Washington
Recording Date: December 14, 1953
Recording No.: 496201

3. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highway or highways to be constructed on lands conveyed by Deed:

To: State of Washington
Recording Date: December 3, 1953
Recording No.: 495815

4. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highways constructed on lands condemned by proceedings under Skagit County Superior Court

Cause No.: 33942
By: State of Washington

5. Assessments, if any, levied by City of Mount Vernon.

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

7. 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

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

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."