

**When recorded return to:**  
James Lee Heitzman  
7963 State Route 9  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1939

May 03 2021

Amount Paid \$11120.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

CHICAGO TITLE COMPANY  
620046697

Escrow No.: 620046697

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Daniel T. Tucker and Beverlyn I. Tucker, 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 James Lee Heitzman, a married man as his sole and separate property

the following described real estate, situated in the County of Skagit, State of Washington:

That portion of Government Lot 4, Section 7, Township 35 North, Range 5 East, W.M., lying East of the County Road,

EXCEPT road right of way as conveyed to Skagit County by deed recorded March 10, 1902 in Volume 46 of Deeds, page 323, under Auditor's File No. 39108, records of Skagit County, Washington.

AND EXCEPT those portions deeded to Skagit County by deeds recorded June 2, 1906 and March 29, 1938 in Volume 63 of Deeds, page 249, under Auditor's File No. 57468 and Volume 63 of Deeds, page 251, under Auditor's File No. 57469 and Volume 174 of Deeds, page 309 under Auditor's File No. 300567.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P38606/ 350507-0-019-0006

Subject to:

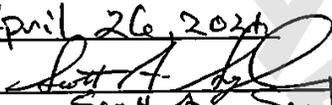
**STATUTORY WARRANTY DEED**  
(continued)

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
Dated: April 21, 2021

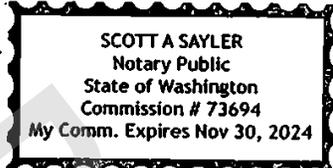
  
\_\_\_\_\_  
Daniel T. Tucker  
  
\_\_\_\_\_  
Beverlyn I. Tucker

State of WASHINGTON  
County of SKAGIT Snohomish

I certify that I know or have satisfactory evidence that Daniel T. Tucker and Beverlyn I. Tucker are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 26, 2021  


Name: Scott A. Saylor  
Notary Public in and for the State of WA.  
Residing at: Everett  
My appointment expires: 11/30/24



**EXHIBIT "A"**  
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves 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

Recording No.: 192025

No determination has been made as to the current ownership or other matters affecting said reservations.

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

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: November 8, 2013  
Recording No.: 201311080083

3. Right to manage including the terms, covenants and provisions thereof

Recording Date: May 17, 2016  
Recording No.: 201605170110

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

Granted to: Puget Sound Power & Light Company  
Purpose: Utility systems  
Recording Date: July 20, 2016  
Recording No.: 201607200036

5. 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: 201906040030

6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

**EXHIBIT "A"**Exceptions  
(continued)

"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."