

When recorded return to:

Matthew D. Johnson , Member
1801 Grove Street Unit B
Marysville, WA 98270

Filed for Record at Request of
Curtis, Casteel & Palmer , PLLC
Escrow Number: 210205M

Statutory Warranty Deed

GANW 21-10912

THE GRANTOR Clifford G. Shumate, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dobyms Family LLC, A Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 19, Township 35 North, Range 4 East - NE NE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2041
May 07 2021
Amount Paid \$2405.00
Skagit County Treasurer
By Heather Beauvais Deputy

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P36889 / 350419-0-012-0000

Dated April 26, 2021

Clifford G. Shumate
Clifford G. Shumate

STATE OF Washington
COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that Clifford G. Shumate

is the person who appeared before me, and said person acknowledged that signed this instrument and acknowledge it to be Heather free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/30/2021

[Signature]

Notary Public in and for the State of Washington
Residing at ARRINGTON
My appointment expires: 2/10/24



EXHIBIT A

The South 100 feet of the following described tract, to-wit:

All that portion of the right of way of the railway of the Great Northern Railway Company in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point in the North line of said Section 19, 50 feet distant Easterly measured at right angles from the center line of the railway of said Railway Company, as formerly located and constructed, but now abandoned;
thence Southeasterly parallel with said center line and 50 feet distant therefrom 975 feet;
thence Southwesterly at right angles to last described course 110 feet, more or less, to the Easterly boundary of State Highway No. 1, as now laid out and established;
thence Northwesterly along said Easterly boundary to the North line of said Section 19;
thence Easterly along said North line 95 feet, more or less, to the point of beginning.

EXCEPT any portion thereof lying within the boundaries of existing County roads or rights of way therefor.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

. RESERVATION CONTAINED IN DEED:

Executed by: Great Northern Railway Company
Recorded: January 2, 1936
Auditor's No.: 275363

. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: August 3, 1955
Recorded: August 8, 1955
Auditor's No.: 522138

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities

. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: June 19, 1990
Recorded: June 27, 1990
Auditor's No.: 9006270075

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities

Authentication ID: 6FA5594A-725F-4608-95BE-3A99636AA133

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 09, 2021

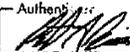
between RAD Homes & Properties, LLC and/or assigns ("Buyer")
Buyer Buyer
and Clifford G Shumate ("Seller")
Seller Seller
concerning 9177 Belleville Rd Burlington WA 98233 (the "Property")
Address City State Zip

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.

Authent: 
Buyer 04/09/2021
3:19:56 PM PDT Date

 4-9-21
Seller Date

Buyer Date

Seller Date