

When recorded return to:
Michael Armstrong and Jayme I Armstrong
7888 Ensley Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2396

May 28 2021

Amount Paid \$8328.96

Skagit County Treasurer

By Heather Beauvais Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) James O. Armstrong and Nancy L. Armstrong, 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 Michael Armstrong and Jayme I Armstrong, a married couple

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 SE 1/4 SW 1/4 SW 1/4 11-35-5

Tax Parcel Number(s): P41048 / 350611-3-014-0008

Subject to:

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

CHICAGO TITLE CO.

620047448

STATUTORY WARRANTY DEED
(continued)

Dated: May 11, 2021

James O. Armstrong
James O. Armstrong
Nancy L. Armstrong
Nancy L. Armstrong

State of Washington
County Skagit of Skagit

I certify that I know or have satisfactory evidence that
James O. Armstrong and Nancy L. Armstrong
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: May 13, 2021

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41048 / 350611-3-014-0008

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

EXCEPT THE EAST 20 FEET THEREOF, IN SECTION 11, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Right of way for road known as Ensley Road, constructive notice of which is contained in various instruments of record.
Affects: The East line of said premises

2. Exceptions and reservations as contained in instrument;
Recorded: July 7, 1989
Auditor's No.: 8907070037, records of Skagit County, Washington
Executed By: Scott Paper Company, a Pennsylvania corporation
As Follows: The mineral estate as described in said instrument

3. 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: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 12, 1925
Recording No.: 188885

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 1926
Auditor's No(s).: Volume 139 of Deeds, page 553, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 50 feet in width running in a Northerly and Southerly direction, the centerline of which is described as follows: Beginning at a point on the West line of Section 11, Township 35 North, Range 6 East of the Willamette Meridian, which point is 614.7 feet, more or less, North of the Southwest corner of said section; thence running North 86°38' East, a distance of 1,356.80 feet; thence South 89°11' East, a distance of 3,869.14 feet to a point on the East line of said Section, which point is 714.38 feet, more or less, North of the Southeast corner of said section

5. 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

EXHIBIT "B"

Exceptions
(continued)

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."

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.