

**When recorded return to:**  
Jeffrey Freeland  
1004 Commercial Ave, #571  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2560

Jun 07 2021

Amount Paid \$6405.00  
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.: 620047557

**CHICAGO TITLE**

620047557

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert McRae and Beth McRae, 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 Jeffrey Freeland, an unmarried man

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 GOV. LOT 1, 03-35-03

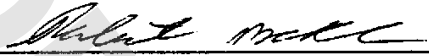
Tax Parcel Number(s): P33747 /  
350303-0-026-0003, P33746 / 350303-0-025-0004

Subject to:


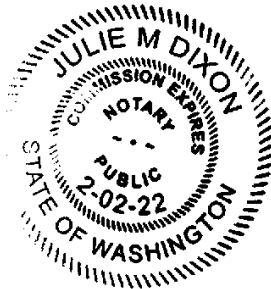
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 4, 2021

  
Robert McRae  
Beth McRaeState of Washington  
County of Skaquil

I certify that I know or have satisfactory evidence that

Robert McRae Beth McRae  
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: 6/7/2021  
Name: Julie M Dixon  
Notary Public in and for the State of Washington  
Residing at: Camaro Island  
My appointment expires: 2/2/2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P33747 /  
350303-0-026-0003 and P33746 / 350303-0-025-0004**

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The North 660 feet of that portion of Government Lot 1, in Section 3, Township 35 North, Range 3 East of the Willamette Meridian, lying Southerly of the North Samish River and Easterly of the following described line:

Beginning at the Southeast corner of those premises conveyed to Saraphine E. Trottier, by Deed dated August 27, 1904, filed August 31, 1904, under Auditor's File No. 49273, and recorded in Volume 57 of Deeds, page 615, at a point 1,044.78 feet East of the Southwest corner of said Government Lot 1;  
Thence run North 12° East to the North Samish River and the terminal point of said line;

EXCEPT road, dike and ditch rights-of-way;

AND EXCEPT that portion conveyed to Skagit County for road purposes by Deed recorded December 7, 1904, in Volume 58 of Deeds, page 195;

ALSO that portion of Government Lot 1, Section 3, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the North line of said Government Lot 1, and the West line of the Worline County Road;  
Thence West, 52 feet, more or less, to the Bow County Road;  
Thence Southwesterly along the Bow County Road, 160 feet;  
Thence Southeast perpendicular to Bow County Road, 40 feet, more or less, to the North Samish River;  
Thence Northeast along the North Samish River to Worline County Road;  
Thence North along Worline Road to the North line of said Government Lot 1, and the point of beginning;

EXCEPT dike and ditch rights-of-way.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
2. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. 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**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 04/25/2021  
between Jeffrey Freeland ("Buyer")  
and Robert and Beth McRae ("Seller")  
concerning 6010 Wolline Rd Row, WA 98232 (the "Property")

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.36, 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.

Authorized  
Jeffrey Freeland 04/25/2021  
Buyer Date  
10:47:50 AM PDT

Robert and Beth McRae 4-16-21  
Seller Date  
Beth McRae 4-16-21  
Seller Date