

When recorded return to:
Denis M Elizarov
1431 Butler Creek Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047692

CHICAGO TITLE
620047692

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph A. Wesley and Connie S. Wesley, 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 Denis M Elizarov, a single person

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 S 1/4 NE 1/4 8-36-4E AKA PTN TRACTS A & B, SP NO. 56-75

Tax Parcel Number(s): P49146 / 360408-1-007-0403, P49149 / 360408-1-007-0700

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2599

Jun 09 2021

Amount Paid \$8272.00
Skagit County Treasurer
By Josie L Bear Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 5, 2021

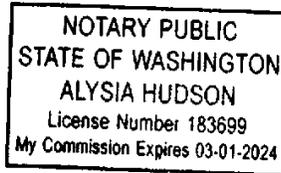
Joseph A Wesley
Joseph A. Wesley

Connie S Wesley
Connie S. Wesley

State of Washington
County of Skagit

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

Dated: June 8, 2021



Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P49146 / 360408-1-007-0403 and P49149 / 360408-1-007-0700

THAT PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 0°33'55" EAST ALONG THE EAST LINE THEREOF 820.22 FEET;
THENCE NORTH 87°23'18" WEST 747.89 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 87°23'18" WEST 619.85 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE BUTLER CREEK ROAD, ALSO KNOWN AS THE OLD C. C. ROAD;
THENCE NORTH 40°11'21" EAST ALONG SAID RIGHT OF WAY 157.76 FEET;
THENCE SOUTH 75°32'03" EAST 467.71 FEET, MORE OR LESS;
THENCE SOUTH 9°33'55" EAST 29 FEET TO THE NORTHEAST CORNER OF PARCEL "B" DESCRIBED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 888609;
THENCE CONTINUING SOUTH 0°33'55" EAST 80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A 10 FOOT STRIP OF LAND LYING NORTHERLY AND ADJACENT TO A FENCE LINE DESCRIBED IN AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 888609.

(ALSO KNOWN AS A PORTION OF TRACTS A AND B, SHORT PLAT NO. 56-75, RECORDED NOVEMBER 26, 1975, UNDER AUDITOR'S FILE NO. 834895.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Puget Sound Power and Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	January 17, 1951
Recording No.:	455790
Affects:	The Westerly portion of said premises

2. Any question which may arise regarding the location of the iron pipes referred to in the legal herein. Said pipes being an impermanent monument.

3. 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 Short Plat No. 56-75:

Recording No: 834895

4. 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: 883472

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Raymond M. Aumock and Emma Aumock, husband and wife
Purpose:	Ingress and egress
Recording Date:	October 2, 1978
Recording No.:	888609

6. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set

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

forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 6, 1988
Recording No.: 8804060057

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 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."

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