

When recorded return to:
Mitchell Pelham and Lisa Forret
2815 Baker Avenue
Everett, WA 98203

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2638

Jun 11 2021

Amount Paid \$6405.00
Skagit County Treasurer
By Flora Cruz Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048039

CHICAGO TITLE
620048039

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mike Adkinson and Phyllis Adkinson, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Mitchell Pelham and Lisa Forret, an unmarried persons and Brien Pelham and Kimberly Peiham, 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 NW and G.L. 2 NW, 18-35-7E, W.M.

Tax Parcel Number(s): P43016 / 350718-2-005-0102, P42946 / 350718-0-003-0108

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 7, 2021

Mike Adkinson
Mike Adkinson

Phyllis Adkinson
Phyllis Adkinson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Mike Adkinson and Phyllis Adkinson 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: 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

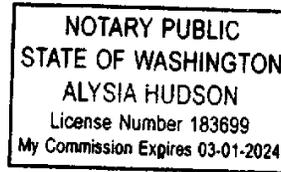


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P43016 / 350718-2-005-0102 and P42946 / 350718-0-003-0108

That portion of the South ½ of the Northwest ¼ of Section 18, Township 35 North, Range 7 East, W.M., lying Southerly of State Highway No. 17-A, as it existed on May 27, 1952 and as the same runs along the former Great Northern Railway right of way and lying Northerly of the North line of that certain 150 foot wide State road now known as State Highway No. 20, as the same was conveyed to the State of Washington by Deeds recorded under Auditor's File No. 559562, 560326 and 562028,

EXCEPT that portion lying within the following described tract as conveyed to the State of Washington by Deed dated August 22, 1947 and recorded November 22, 1947 under Auditor's File No. 411471, records of Skagit County:

Beginning at a point 584.7 feet North and South 89° 27' East, 1136.3 feet of the ¼ corner common to Sections 13, Township 35 North, Range 6 East, W.M., and Section 18, Township 35 North, Range 7 East, W.M;

thence South, 25 feet to the true point of beginning;

thence South, 40 feet;

thence South 89° 27' East, 630 feet;

thence North, 40 feet;

thence North 89° 27' West, 630 feet to the point of beginning

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 granted in a document:

Granted to: Pacific Northwest Traction Company
Purpose: Transmission lines, together with right to enter adjacent land to cut trees dangerous to same
Recording Date: October 31, 1912
Recording No.: 93549, Volume 90, Page 428
Affects: A 60 foot wide strip of land running parallel with and on the southerly side of the Great Northern Railway right of way (now Burlington Northern)
2. Possible rights of third parties to use an existing road running along the approximate westerly edge of Parcel herein, as disclosed by State Highway survey map.
3. Covenants, conditions and restrictions 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 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: November 24, 1968
Recording No.: 733297
4. Title Notification - Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: October 7, 2008
Recording No.: 200810070090
5. Title Notification - Development Activities on or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof:

Recording Date: October 7, 2008
Recording No.: 200810070091
6. Lot of Record Certification and the terms and conditions thereof:

Recording Date: August 29, 2014
Recording No.: 201408290147
7. 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

EXHIBIT "B"

Exceptions
(continued)

the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 202012040131

8. 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."

9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2021
Tax Account No.:	P43016 / 350718-2-005-0102
Levy Code:	3360
Assessed Value-Land:	\$120,700.00
Assessed Value-Improvements:	\$107,500.00

General and Special Taxes:	
Billed:	\$2,668.46
Paid:	\$1,334.27
Unpaid:	\$1,334.19

10. City, county or local improvement district assessments, if any.
11. 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.