

When recorded return to:
James E. Ellis and Jennifer L. Ellis
17414 GOLDEN VIEW AVE
La Conner, WA 98257

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047754

CHICAGO TITLE
020047754

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert M. Baker, an unmarried person, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to James E. Ellis and Jennifer L. Ellis, 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 OF TRACT A, SKAGIT COUNTY SP NO. 28-81; PTN OF NE 1/4 SW 1/4 OF 31-34-4

Tax Parcel Number(s): P29303 / 340431-3-003-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2640

Jun 11 2021

Amount Paid \$8005.00
Skagit County Treasurer
By Josie L Bear Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 5, 2021

[Signature]
Robert M. Baker

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Robert M. Baker
(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: June 09 2021

[Signature]
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

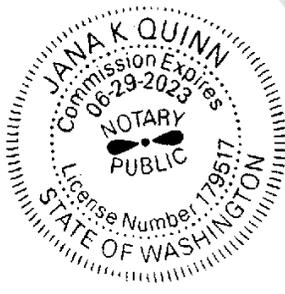


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P29303 / 340431-3-003-0000

THAT PORTION OF TRACT "A" OF SKAGIT COUNTY SHORT PLAT NO. 28-81, APPROVED JUNE 3, 1981, AND RECORDED JUNE 4, 1981, UNDER AUDITOR'S FILE NO. 8106040030 IN VOLUME 5 OF SHORT PLATS, PAGES 75 AND 76, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "A" OF SAID SHORT PLAT NO. 28-81;
THENCE S 0°09'35" E ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 150.35 FEET;
THENCE S 89°50'25" W ALONG A LINE PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 172.00 FEET;
THENCE N 0°09'35" W ALONG A LINE PARALLEL TO SAID EAST LINE, A DISTANCE OF 140.70 FEET, MORE OR LESS, TO THE NORTH LINE OF TRACT "A" OF SAID SHORT PLAT NO. 28-81, BEING ALSO THE SOUTH RIGHT-OF-WAY LINE OF THE COUNTY ROAD COMMONLY KNOWN AS BRITT ROAD;
THENCE N 86°37'45" E ALONG THE NORTH LINE OF SAID TRACT "A" AND THE SOUTH RIGHT-OF-WAY LINE OF SAID BRITT ROAD RIGHT-OF-WAY, A DISTANCE OF 172.27 FEET, MORE OR LESS, 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: Trans Mountain Oil Pipe Line Corporation
Purpose: Pipeline
Recording Date: August 20, 1957
Recording No.: 555099

2. 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. 28-81:

Recording No: 8106040030

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 Boundary Line Adjustment:

Recording No: 201306040001

4. 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

EXHIBIT "B"

Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.