

**When recorded return to:**  
James C. Miller  
3028 Western Ave, #114  
Seattle, WA 98121

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2749

Jun 17 2021

Amount Paid \$3685.00

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.: 620047590

**CHICAGO TITLE**  
620047590

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Matt McBeath, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to James C. Miller, unmarried 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. NW SE, 21-36-8E, W.M.

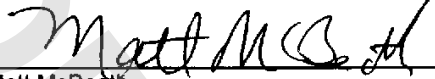
Tax Parcel Number(s): P51550 / 360821-0-002-0003

Subject to:

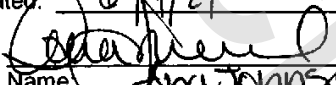
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

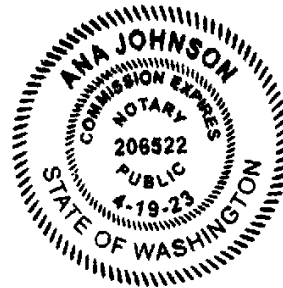
**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 3, 2021

  
Matt McBeathState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Matt McBeath is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/17/21  
  
Name: Ana Johnson  
Notary Public in and for the State of Washington  
Residing at: Stanwood  
My appointment expires: 04/19/23



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P51550 / 360821-0-002-0003**

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That portion of the North Half of the Southeast Quarter of Section 21, Township 36 North, Range 8 East of the Willamette Meridian, described as follows:

Beginning at a point at the intersection of the South line of said North Half of the Southeast Quarter with the West line of the County Road, as said road was located on November 26, 1951;  
Thence Northerly along said West line of said road 150 feet;  
Thence West 290 feet;  
Thence Southerly parallel with the County Road 150 feet to the South line of said North Half of the Southeast Quarter;  
Thence East 290 feet to the point of beginning;

EXCEPT that portion conveyed to Skagit County for road purposes by instrument recorded March 27, 1975, under Auditor's File No. 815190, records of Skagit County, Washington.

TOGETHER WITH that portion of the South Half of the Southeast Quarter of Section 21, Township 36 North, Range 8 East, W.M., described as follows:

Beginning at the Southwest corner of that certain tract conveyed to Carl J. and Wendy Lynn Munson by deed filed in Auditor's File No. 9811230018 as shown on that certain survey filed in Volume 21 of Surveys at page 121, records of Skagit County, Washington.  
Thence South 28 degrees 00'13" West along the Southerly prolongation of the Westerly line of said Munson tract, a distance of 150 feet;  
Thence South 89 degrees 58'05" East parallel with the South line of said Munson tract, a distance of 290 feet, more or less, to the West line of the County road right of way conveyed to Skagit County by Scott Paper Company in Auditor's File No. 822800;  
Thence Northerly along the West line of said road, a distance of 150.00 feet, more or less, to the North line of the South Half of the Southeast Quarter of said Section 21;  
Thence North 89 degrees 58'05" West, a distance of 290 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry  
  
Grantor: State of Washington  
Recording No.: 81731
2. Lot Certification and the terms and conditions thereof  
  
Recording Date: January 15, 1998  
Recording No.: 9801150054
3. Native Growth Protection Area - Critical Areas site Plan and the terms and conditions thereof  
  
Recording Date: May 27, 1998  
Recording No.: 9805270086
4. Order on Variance Application VA 97 0545 and the terms and conditions thereof  
  
Recording Date: July 27, 1998  
Recording No.: 9807270145
5. Order, Reconsideration of an Application for a Variance PL 97 0545.REC and the terms and conditions thereof  
  
Recording Date: August 29, 1998  
Recording No.: 9808260026
6. Boundary line adjustment deed and the terms and conditions thereof  
  
Recording Date: April 9, 1999  
Recording No.: 9904090010  
As follows:  
"The property described above will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purpose of creating an additional building lot."
7. Title Notification - Property Designated Forest Resource Lands and the terms and conditions thereof  
  
Recording Date: April 9, 1999  
Recording No.: 9904090011
8. Title Notification - Development Activities On or Adjacent to Designated Natural Resource

**EXHIBIT "B"**

Exceptions  
(continued)

Lands and the terms and conditions thereof

Recording Date: August 25, 2000  
Recording No.: 200008250128

9. Low Flow Mitigation Summary and the terms and conditions thereof

Recording Date: August 25, 2000  
Recording No.: 200008250129

10. 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."

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