

When recorded return to:
Casey Steiner and Susan Frericks
22775 Franklin Road
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047517

CHICAGO TITLE CO.
620047517

STATUTORY WARRANTY DEED

THE GRANTOR(S) Loren E. Mynatt and Nina M. Mynatt, 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 Casey Steiner and Susan Frericks, husband and wife

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 1/4 SW 1/4 OF 29-33-4

Tax Parcel Number(s): P17474 / 330429-3-008-0208

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3290

Jul 19 2021

Amount Paid \$12900.00

Skagit County Treasurer

By Josie L Bear Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 14, 2021

Loren E. Mynatt
Loren E. Mynatt

Nina M. Mynatt
Nina M. Mynatt

State of Idaho
County of Kootenai

I certify that I know or have satisfactory evidence that Loren E. Mynatt, Nina M. Mynatt
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: 7/15/21

Ken Smith
Name: Ken Smith, Notary Public
Notary Public in and for the State of Idaho
Residing at: Rathdrum, ID
My appointment expires: 11/27/25

KEN SMITH
COMMISSION # 20192517
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 11/27/2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P17474 / 330429-3-008-0208

THE NORTH 250 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE WEST 272 FEET OF THAT PORTION THEREOF LYING EAST OF THE COUNTY ROAD ALONG THE WEST LINE OF SAID SUBDIVISION;

AND EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEEDS RECORDED JULY 27, 1956 AND SEPTEMBER 30, 1968, UNDER AUDITOR'S FILE NOS. 539335 AND 718744, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 40 FEET OF THE WEST 400 FEET OF TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 47-86, RECORDED ON MARCH 18, 1987, IN VOLUME 7 OF SHORT PLATS, PAGE 170, UNDER AUDITOR'S FILE NO. 8703180001, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:
Recorded: July 27, 1956
Auditor's No.: 539335
2. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:
Recorded: September 30, 1968
Auditor's No.: 718744
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 8, 1927
Auditor's No(s): Volume 152, page 165, records of Skagit County, Washington
For: Water, pipeline, over and across said property
4. Any obligations arising from the construction of a joint use water system as set forth in instrument recorded June 8, 1929, under Auditor's File No. 227732, records of Skagit County, Washington.
5. Any rights, interests, or claims which may exist or arise by matters disclosed by survey,

Recording Date: March 18, 1987
Recording No.: 8703180001
6. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: April 29, 2005
Auditor's No(s): 200504290001, records of Skagit County, Washington
7. Terms, conditions, and restrictions of that instrument entitled Lot of Record Certification;
Recorded: April 5, 2006
Auditor's No(s): 200604050094, records of Skagit County, Washington
8. Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;
Recorded: May 17, 2007
Auditor's No(s): 200705170006, records of Skagit County, Washington
9. Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof

Recording Date: July 28, 2009
Recording No.: 200907280052
10. Agreement and the terms and conditions thereof

Recording Date: September 9, 2009

EXHIBIT "B"
Exceptions
(continued)

Recording No.: 200909090027

11. 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: 202002180150

12. Proof of Mitigated Water Supply (Existing User) and the terms and conditions thereof:

Recording Date: October 7, 2020
Recording No.: 202010070034

13. 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."

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