

When recorded return to:
Benny Cheung and Guangying Cheung
18771 Stanton Ave
Castro Valley, CA 94546

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3370

Jul 23 2021

Amount Paid \$13619.12
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.: 620047898

CHICAGO TITLE CO.
620047898

STATUTORY WARRANTY DEED

THE GRANTOR(S) Linda L Britain, an unmarried individual and Herbert F Milbourn, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Benny Cheung and Guangying Cheung, 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, 28-33-4E, W.M.

Tax Parcel Number(s): P17409 / 330428-2-007-0012

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 2, 2021

Linda L. Britain
Linda L. Britain

Herbert F. Milbourn
Herbert F. Milbourn

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Linda L. Britain and Herbert F. Milbourn
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: July 07 2021

Janak Quinn
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): P17409 / 330428-2-007-0012

The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 33 North, Range 4 East, W.M.,

EXCEPTING THEREFROM the following described tracts:

(a) That portion thereof conveyed to the State of Washington for pit site, by Deed recorded under Auditor's File No. 537994.

(b) The East, 20 feet and the North, 20 feet thereof conveyed to Skagit County for road purposes by Deed dated August 8, 1925 and recorded under Auditor's File No. 186359.

(c) That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, said Section 28, lying Southerly of a line running parallel to and 370 feet Northerly of the South line (extended East) of that certain tract conveyed to the State of Washington by Deed dated June 7, 1956 and recorded under Auditor's File No. 537994.

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 Pipeline Corp.
Purpose:	Pipeline(s)
Recording Date:	June 10, 1957
Recording No.:	552313

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Olympic Pipeline Co.
Purpose:	Pipeline(s)
Recording Date:	December 19, 1963
Recording No.:	644542

3. 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."

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