

**When recorded return to:**

Donna J. Klein  
3525 Francis Rd  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3427

Jul 27 2021

Amount Paid \$16549.00  
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.: 620048374

CHICAGO TITLE  
020048374

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bryce Vanderark and Malea Vanderark, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Donna J. Klein, an unmarried individual

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.)

LT. 2, SP NO. 96-0037 AND PTN NW 1/4 SW 1/4 32-35-3

Tax Parcel Number(s): P35260/350332-3-006-0105

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: July 18, 2021

Bryce Vanderark  
Bryce Vanderark

Malea Vanderark  
Malea Vanderark

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Bryce Vanderark and Malea Vanderark  
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 23, 2021

Jennifer Brazil



Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P35260/350332-3-006-0105**

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LOT 2 OF SHORT PLAT NO. 96-0037, APPROVED AUGUST 11, 1999, RECORDED AUGUST 11, 1999, UNDER AUDITOR'S FILE NO. 199908110067, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

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: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Utility System  
Recording Date: August 20, 2007  
Recording No.: 200708200178  
Affects: Portion of Said Premises

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

Granted to: Bryce Vanderark and Malea Vanderark, husband and wife  
Purpose: Underground Utilities  
Recording Date: December 31, 2009  
Recording No.: 200912310072  
Affects: Portion of said premises

3. Notice of Airport Noise and Overflight Effects and the terms and conditions thereof:

Recording Date: March 5, 2009  
Recording No.: 200903050091

4. Lot Certificate and the terms and conditions thereof:

Recording Date: April 10, 2012  
Recording No.: 201204100004

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as provided in a document:

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."  
Recording Date: April 17, 2012  
Recording No.: 201204170119  
Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

6. Notice and Acknowledgement Airport and Aircraft Operations and Noise Disclosure Skagit Regional Airport Environs and the terms and conditions thereof:

Recording Date: April 17, 2012  
Recording No.: 201204170120

**EXHIBIT "B"**

Exceptions  
(continued)

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. 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."