

When recorded return to:
Michael Howell and Melissa Howell
20384 Hill Creek Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3532

Jul 30 2021

Amount Paid \$11565.00

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

CHICAGO TITLE CO.

620048589

Escrow No.: 620048589

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph S. Huey and Patricia A. Huey, 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 Michael Howell and Melissa Howell, 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 NE, 17-33-4E, W.M. and Ptn NW 1/4 16-33-4 E W.M.

Tax Parcel Number(s): P16717 / 330417-1-003-0102, P16657/330416-2-003-0408

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

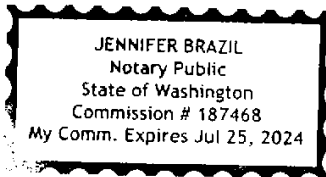
Dated: July 26, 2021

Joseph S. Huey
Joseph S. Huey
Patricia A. Huey
Patricia A. Huey

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Joseph S. Huey and Patricia A. Huey
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 29, 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**Order No.:** 620048589**For APN/Parcel ID(s):** P16717 / 330417-1-003-0102 and P16657/330416-2-003-0408

Parcel A:

The North 150 feet of the East 150 feet of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 33 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

Parcel "B":

The West 25.75 feet of the following described tract:

The West 503.00 feet of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 33 North, Range 4 East, W.M., as measured at right angles from the West line of said Northwest $\frac{1}{4}$.

Situated in Skagit County, Washington.

Parcel "C":

That portion of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 33 North, Range 4 East, W.M., described as follows:

Commencing at the Northeast corner of said South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence North 89 degrees 08'28" West along the North line thereof, a distance of 150.04 feet to the Northwest corner of the North 150.00 feet to the East 150.00 feet of said South $\frac{1}{2}$ and the true point of beginning; thence continuing North 89 degrees 08'28" West, a distance of 191.81 feet; thence South 7 degrees 23'00" West, a distance of 189.72 feet; thence South 83 degrees 24'05" East, a distance of 222.29 feet; thence North 0 degrees 25'20" West, parallel to the East line of said South $\frac{1}{2}$, a distance of 27.89 feet to the existing wood post and rail fence line as it existed on March 17, 1995; thence South 87 degrees 11'38" East, along said fence line, a distance of 147.15 feet to the East line of said South $\frac{1}{2}$; thence North 0 degrees 25'20" West, along said East line, a distance of 37.85 feet to the Southeast corner of the North 150.00 feet of the East 150.00 feet of said South $\frac{1}{2}$; thence North 89 degrees 08'28" West, along the South line thereof, a distance of 150.04 feet to the Southwest corner of said North 150.00 of the East 150.00 feet; thence North 0 degrees 25'20" West, along the West line thereof, a distance of 150.04 feet to the true point of beginning.

SUBJECT TO that portion lying within the Drainage District.

TOGETHER WITH a 15.00 foot wide easement for water pipe line purposes, over, under, across and through the following described strip of land; beginning at the most Southeast corner of the above described Tract "A";

thence South 0 degrees 25'20" East, along the East line of the Northeast $\frac{1}{4}$ of Section 17, Township 33 North, Range 4 East, W.M., a distance of 104.79 feet; thence South 89 degrees 34'40" West, a distance of 15.00 feet;

thence North 0 degrees 25'20" West, parallel with the said East line, a distance of 105.63 feet to the South line of said Tract "A"; thence South 87 degrees 11'38" East, a distance of 15.02 feet to the point of beginning.

EXHIBIT "A" LEGAL DESCRIPTION

(continued)

Situated in Skagit County, Washington.

Parcel "D"

That portion of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 33 North, Range 4 East, W.M., Lying Easterly of the centerline of Hill Ditch.

Except That Portion lying within the as-built and existing right-of-way for Bulson Road along the East Line thereof.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Agreement regarding late-comer fee, including the terms, covenants and provisions thereof
Recording Date: September 28, 1994
Recording No.: 9409280032
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Underground Electric transmission and/or distribution line
Recording Date: August 20, 1987
Recording No.: 8708200035
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Jess M. Sinnes and Marion LaVern Sinnes, husband and wife
Purpose: Passage way, road way and maintenance
Recording Date: July 8, 1955
Recording No.: 520673
4. Maintenance obligations and provisions regarding use of access road as set forth in documents:
Recording No. 520671
Recording No. 520673
records of Skagit County
5. Reservations in Deed from the State of Washington, including the terms, covenants and provisions thereof
Recording No.: 241629
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Co.
Purpose: Underground Electric transmission and/or distribution line
Recording Date: September 2, 1987
Recording No.: 8709020068
7. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Recording No. 9809080008.
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "B"

Exceptions
(continued)

thereof; Indian treaty or aboriginal rights.

9. Assessments, if any, levied by Thomas Water System Association.
10. City, county or local improvement district assessments, if any.
11. 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."