

**When recorded return to:**  
Steven Turner and Janelle Clark  
25562 Helmick Rd  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3696  
Aug 11 2021  
Amount Paid \$8004.99  
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.: 620048568

**CHICAGO TITLE**  
620048568

### STATUTORY WARRANTY DEED

THE GRANTOR(S) William R. Kelton and Gema M. Kelton, 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 Steven Turner and Janelle Clark, 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 OF S 1/2 S 1/2 NW 1/4 NE 1/4 17-35-5

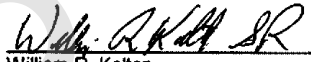
Tax Parcel Number(s): P39254 / 350517-1-004-0009

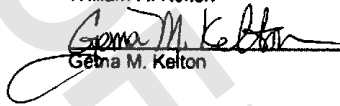
Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 8/10/2021

  
\_\_\_\_\_  
William R. Kelton

  
\_\_\_\_\_  
Getna M. Kelton

WASHINGTON NOTARY ACKNOWLEDGEMENT  
(INDIVIDUAL)

State of Washington

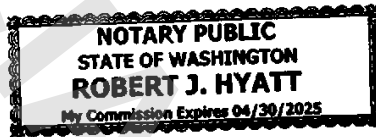
County of Mesa

I certify that I know or have satisfactory evidence that William R Kelton  
Gema M Kelton is

the person who appeared before me, and said person acknowledged that (he/she)  
signed this instrument and acknowledged it to be (his/her) free and voluntary act for the  
uses and purposes mentioned in the instrument.

Dated: 10 Aug 21

(Seal or stamp)



[Signature]  
Signature

Notary Public  
Title

My appointment expires: 01-30-25

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P39254 / 350517-1-004-0009**

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHWESTERLY OF STATE HIGHWAY 17-A, AS CONVEYED TO THE STATE OF WASHINGTON, BY DEED DATED FEBRUARY 18, 1948, AND RECORDED APRIL 15, 1948, UNDER AUDITOR'S FILE NO. 416923, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY;

THENCE WEST ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 532 FEET;

THENCE SOUTH A DISTANCE OF 308 FEET TO A POINT;

THENCE EAST TO A POINT WHICH INTERSECTS THE RIGHT OF WAY OF SAID STATE HIGHWAY NO. 17-A;

THENCE NORTHEASTERLY ALONG THE SAID RIGHT OF WAY TO THE POINT OF BEGINNING;

AND EXCEPT ROAD RIGHT OF WAYS;

TOGETHER WITH THE SOUTH 25 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN AND THE NORTHWEST LINE OF STATE HIGHWAY 17-A, AS CONVEYED TO THE STATE OF WASHINGTON BY DEED DATED FEBRUARY 18, 1948, RECORDED APRIL 15, 1948, UNDER AUDITOR'S FILE NO. 41692, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 532 FEET;

THENCE SOUTH TO THE SOUTH LINE OF THE SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE EAST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE NORTHWEST LINE OF SAID HIGHWAY 17-A;

THENCE NORTHEASTERLY ALONG SAID LINE TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

# **EXHIBIT "B"** **Exceptions**

1. Reservation contained in deed:

Recording Date: July 18, 1968  
 Recording No.: 716026

2. Agreement and the terms and conditions thereof:

Executed by: AAA Mechanical Contractors and Ronald Scott Johnson  
 Recording Date: November 23, 1998  
 Recording No.: 9811230110  
 Providing: Septic

3. 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: 200605190122

4. 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: 200710190070

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

Purpose: Conservation easement  
 Recording Date: March 7, 2008  
 Recording No.: 200803070074  
 Affects: as described in said instrument

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

**EXHIBIT "B"**

Exceptions  
(continued)

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