

When recorded return to:
Jamie K. Briner and Benjamin Briner
19343 Wildes Creek Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3750
Aug 13 2021
Amount Paid \$8895.00
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.: 620047673

CHICAGO TITLE
620047673

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cory Wells, who acquired title as an unmarried person, and Emilee Bailey, 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 Jamie K. Briner and Benjamin Briner, 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 W 1/2 NE 1/4 NW 1/4 OF 29-36-4

Tax Parcel Number(s): P50245 / 360429-2-008-0103

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 2, 2021

Cory Wells
Cory Wells

Emilee Bailey
Emilee Bailey

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Cory Wells and Emilee Bailey
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: August 9, 2021

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50245 / 360429-2-008-0103

THE EAST 600 FEET OF THE NORTH HALF;

EXCEPT THE NORTH 180 FEET OF THE WEST 185 FEET THEREOF OF THE FOLLOWING DESCRIBED TRACT OF LAND;

THE NORTH 755 FEET OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTHEASTERLY OF THE SAMISH ROAD;

ALSO THE NORTH 755 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29;

TOGETHER WITH EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A 45 FOOT STRIP OF LAND AS GRANTED AND ESTABLISHED BY DECLARATION OF EASEMENT DATED MARCH 31, 1980, AND RECORDED UNDER RECORDING NO. 8006100009, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 15, 1925
Auditor's No(s): 182760, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 10, 1980
Auditor's No(s): 8006100009, records of Skagit County, Washington
For: Ingress, egress, and utilities
Affects: Southerly portion of herein described property
3. Reservation contained in an agreement and in Deeds, through which title is claimed of all minerals, gas, oil, coal, fossils, etc., in or upon said property with the right of entry to take and remove the same;
Dated: June 4, 1901
Recorded: January 18, 1905
Auditor's No.: Volume 3 of Miscellaneous, page 97, records of Skagit County, Washington
4. Low Flow Mitigation Summary and the Terms and Conditions Thereof;
Recorded: December 20, 2001
Auditor's No.: 200112200101, records of Skagit County, Washington
Executed By: Kelly J. Givens
5. Terms and Conditions of that Road Maintenance Agreement;
Recorded: January 28, 2002
Auditor's No.: 200201280193, records of Skagit County, Washington
6. City, county or local improvement district assessments, if any.

John L. Scott
REAL ESTATE

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 19, 2021
between Jamie K Briner Benjamin Briner ("Buyer")
Buyer Buyer
and Cory Wells ("Seller")
Seller Seller
concerning 19343 Wildes Creek Ln Burlington WA 98233 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticate
Benjamin Briner 07/19/2021
Buyer Date

Cory Wells 6/29/21
Seller Date

Authenticate
Jamie Briner 07/20/2021
Buyer Date

Seller Date