

When recorded return to:

David R Koscielak
William J. Rouse and David R Koscielak, Trustees
of the Rouse 2012 Irrevocable Trust
2060 N. Acacia Ave
Fullerton, CA 92831

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048722

CHICAGO TITLE
620048722

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott Blade and Jo Ann Blade, 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 William J. Rouse and David R Koscielak, Trustees of the
Rouse 2012 Irrevocable Trust

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 1/4 OF 33-36-4

Tax Parcel Number(s): P50653 / 360433-4-006-0001, P50536 / 360433-0-001-0103

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3781

Aug 17 2021

Amount Paid \$58745.00
Skagit County Treasurer

By Heather Beauvais Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 2, 2021



Scott Blade



Jo Ann Blade

State of Washington
_____ county of Skagit

I certify that I know or have satisfactory evidence that
Scott Blade and Jo Ann Blade
_____ is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/they) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: August 10, 2021

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

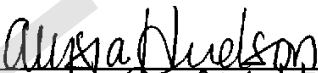

Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Drummond
My appointment expires: 03 01 2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50653 / 360433-4-006-0001 and P50536 / 360433-0-001-0103

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

ALSO, THAT PORTION OF THE SOUTH 12 RODS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF THE THREAD OF THE SAMISH RIVER.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS A STRIP OF LAND 25 FEET IN WIDTH, THE SOUTHEASTERLY LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 346 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;
THENCE NORTH 70° EAST TO THE SOUTHWESTERLY LINE OF THE COUNTY ROAD AND THE END OF SAID LINE.

ALSO TOGETHER WITH RIGHTS CONVEYED IN EASEMENT AGREEMENT RECORDED JULY 29, 1994, UNDER AUDITOR'S FILE NO. 9407290073.

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 Power and Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: September 27, 1945
Recording No.: 383536
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Hidden Meadows Community Association and Marvin Dean
Purpose: Easement rights and restrictions
Recording Date: July 29, 1994
Recording No.: 9407290073
3. Any tax, fee, assessments or charges as may be levied by Hidden Meadows Community.
4. Low Flow Mitigation Summary, including the terms, covenants and provisions thereof
Recording Date: June 18, 1998
Recording No.: 9806180023
5. Property adjacent to Natural Resource Lands, including the terms, covenants and provisions thereof
Recording Date: July 1, 1998
Recording No.: 9807010043
6. Title Notification, including the terms, covenants and provisions thereof
Recording Date: July 7, 1998
Recording No.: 9807070077
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: July 10, 1998
Recording No.: 9807100121
8. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Samish River.

EXHIBIT "B"Exceptions
(continued)

9. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Samish River.
10. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
11. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
12. 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."
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Hidden Meadows Community Association.
15. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording No.: 8401270009
Recording No.: 200109180103

Any sale or transfer of all or a portion of said Land requires execution of a Notice of

EXHIBIT "B"
Exceptions
(continued)

Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.