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08/26/2021 01:02 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:
Ross Thomas and Kristine Thomas
22211 Grip Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-MALE
AUG 26 2021

Amount Paid \$10,141.00
By *MA* Skagit Co. Treasurer Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-MALE
AUG 26 2021

Amount Paid \$
By *MA* Skagit Co. Treasurer Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048704

CHICAGO TITLE CO.
620048704

STATUTORY WARRANTY DEED

THE GRANTOR(S) JulieA. Downing, Personal Representative of the Estate of John M. Downing for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Ross Thomas and Kristine Thomas, 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 SW 1/4 SE 1/4 ~~25364~~ 35-36-04

Tax Parcel Number(s): P50739 /360435-4-007-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 19, 2021

Estate of John M. Downing

BY Julie A. Downing PR
Julie A Downing

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Julie A. Downing

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of John M. Downing to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 23, 2021



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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50739 /360435-4-007-0008

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTHERLY OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY (FORMERLY THE NORTHERN PACIFIC RIGHT-OF-WAY);

EXCEPT THE WEST 330 FEET OF THE SOUTH 264 FEET THEREOF;

AND EXCEPT THE SOUTH 150 FEET OF THE EAST 135 FEET OF THE WEST 465 FEET THEREOF;

AND ALSO EXCEPT THAT PORTION DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THAT PARCEL CONVEYED TO STEPHEN GARCIA AND ANDREA GARCIA BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9802040059 RECORDS OF SKAGIT COUNTY; THENCE NORTH ALONG THE EAST LINE OF THAT PARCEL CONVEYED TO KEVIN HAMILTON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200505020212 RECORDS OF SKAGIT COUNTY TO THE NORTHEAST CORNER OF SAID HAMILTON PARCEL, SAID NORTHEAST CORNER BEING A POINT 264 NORTH OF THE SOUTH LINE OF SAID SECTION LINE; THENCE EAST FOR A DISTANCE OF 149 FEET PARALLEL TO THE SOUTH LINE OF SAID SECTION; THENCE SOUTH TO THE NORTH LINE OF GRIPP ROAD TO A POINT BEING 14 FEET EAST OF THE SOUTHEAST CORNER OF SAID GARCIA PARCEL; THENCE WEST ALONG THE NORTH LINE OF SAID GRIPP ROAD TO THE SOUTHEAST CORNER OF SAID GARCIA PARCEL; THENCE NORTH ALONG THE EAST LINE OF SAID GARCIA PARCEL TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID GARCIA PARCEL FOR A DISTANCE OF 135 FEET MORE OR LESS TO THE NORTHWEST CORNER THEREOF AND THE TRUE POINT OF BEGINNING.

AND ALSO EXCEPT THE GRIPP COUNTY ROAD RUNNING ALONG THE SOUTH LINE THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

section 35

EXHIBIT "B"
Exceptions

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

Granted to: Conrad J. Ponshock and Evelyn Ponshock, his wife
Purpose: Water pipeline
Recording Date: November 7, 1951
Recording No.: 467856
Affects: Exact location not disclosed of record

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

In favor of: Vernon Hanson et al
Purpose: Right to take water from a well
Recording Date: October 7, 1964
Recording No.: 656841
Affects: Said easement contained a covenant to share equally in the cost and maintenance of said easement

Note: Exact location and extent of easement is undisclosed of record.

3. Agreement, including the terms and conditions thereof; entered into;

By: Brian Hanson
And Between: Skagit County Health Department
Recorded: July 12, 2006
Auditor's No. 200607120014, records of Skagit County, Washington
Providing: Maintenance and monitoring of aerobic treatment unit

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Stephen Garcia and Andrea Garcia
Purpose: Septic tank drainfield
Recording Date: January 17, 2002
Recording No.: 200201170094

5. 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: 201912100101

EXHIBIT "B"

Exceptions (continued)

6. 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."

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.