

**When recorded return to:**  
Ngonidzashe Chikoore  
5816 121st PINE  
Marysville, WA 98271

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-4031  
Aug 31 2021  
Amount Paid \$5589.00  
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.: 620047105

**CHICAGO TITLE**  
**620047105**

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jennifer Berlin, a married woman as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Ngonidzashe Chikoore, an unmarried person

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. NW SE, 17-35-5E, W.M.

Tax Parcel Number(s): P39272 / 350517-4-003-0004

Subject to:

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

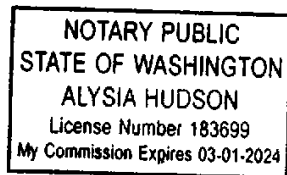
**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 27, 2021

Jennifer Berlin  
Jennifer Berlin  
Daniel Kenneth Berlin  
Daniel Kenneth Berlin

State of Washington  
county of Skagit

I certify that I know or have satisfactory evidence that  
Jennifer Berlin and Daniel Kenneth Berlin  
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/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: August 30, 2021

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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P39272 / 350517-4-003-0004**

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**Parcel A**

That portion of the North half of the Northwest quarter of the Southeast quarter of Section 17, Township 35 North, Range 5 East Willamette Meridian., more particularly described as follows:

Commencing at the Southeast corner of said North half; thence South 89° 43' 52" West along the South line of said North half a distance of 520.61 feet to the true point of beginning; thence the following nine (9) courses:

1. Continuing South 89° 43' 52" West along said South line a distance of 47.11 feet;
2. North 02° 15' 01" East a distance of 73.87 feet;
3. North 42° 59' 41" West a distance of 56.87 feet;
4. North 46° 29' 39" West a distance of 86.68 feet;
5. North 01° 57' 12" West a distance of 128.52 feet;
6. North 02° 34' 16" West a distance of 40.32 feet;
7. South 81° 03' 20" East a distance of 183.20 feet;
8. South 07° 02' 55" West a distance of 239.96 feet;
9. South 00° 23' 25" East a distance of 76.96 feet to the true point of beginning.

**Parcel B**

A non-exclusive easement for ingress and egress over and across the South half of the Northwest quarter of the Southeast quarter of said Section along the existing roadway. As reserved in deed recorded November 16, 1944 as Auditor's File No. 375992.

All situate in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

**SPECIAL EXCEPTIONS:**

1. 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: December 20, 1946  
Recording No.: 399263
2. Right(s) to cut and remove trees within 200 feet of railroad right-of-way as reserved and/or granted by instruments recorded in Volume 8 of Deeds at page 563 and Volume 11 of Deeds at page 372, records of Skagit County, Washington
3. Question of the exact location of the Easement reserved in deed recorded November 16, 1944 as Recording No. 375992 and as forth on the legal description herein
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Swinomish Indian Tribe Community  
Purpose: Ingress and egress  
Recording Date: December 19, 2011  
Recording No.: 201112190074
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: 201201110034
6. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof  
  
Recording Date: March 20, 2020  
Recording No.: 202003200121
7. Agreement and Easement for Well Access, including the terms, covenants and provisions thereof

**EXHIBIT "B"**Exceptions  
(continued)

Recording Date: March 20, 2020  
Recording No.: 202003200122

8. Access Easement Agreement, including the terms, covenants and provisions thereof

Recording Date: March 20, 2020  
Recording No.: 202003200123

9. 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.

10. 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."

11. City, county or local improvement district assessments, if any.