

When recorded return to:
Brandon Nill and Veronica M. Nill
38400 State Route 20
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4139
Sep 08 2021
Amount Paid \$6565.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048426

CHICAGO TITLE
020048426

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sam E. Robinson, an unmarried person, as his 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 Brandon Nill and Veronica M. Nill, 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 TRACT 2, SP NO. 91-084, REC NO. 9210090058 ; **NW 1/4. 35-7**

Tax Parcel Number(s): P99743 / 350716-2-002-0400

Subject to:

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P99743 / 350716-2-002-0400

TRACT 2, SKAGIT COUNTY SHORT PLAT NO. 91-084, APPROVED OCTOBER 6, 1992, AND RECORDED OCTOBER 9, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 131, UNDER AUDITOR'S FILE NO. 9210090058, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.;

EXCEPT THAT PORTION OF TRACT 2, SKAGIT COUNTY SHORT PLAT NO. 91-084, APPROVED OCTOBER 6, 1992, AND RECORDED OCTOBER 9, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 131, UNDER AUDITOR'S FILE NO. 9210090058, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 2;
THENCE SOUTH 65°38'30" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT 2 A DISTANCE OF 141.42 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2;
THENCE NORTH 01°15'34" EAST ALONG THE WEST LINE OF SAID TRACT 2 TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF TRACT B, SHORT PLAT NO. 28-75, WHICH TRACT B IS ALSO SHOWN ON THE FACE OF SHORT PLAT NO. 91-084;
THENCE SOUTH 87°18'25" EAST ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID TRACT B TO THE POINT OF BEGINNING.

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 set forth in a document:

In favor of:	Pacific Northwest Traction Company
Purpose:	Transmission line
Recording Date:	November 26, 1913
Recording No.:	99453
Affects:	as described in said instrument

2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 262586

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

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

In favor of:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenance
Recording Date:	April 29, 1976
Recording No.:	834087
Affects:	as described in said instrument

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

In favor of:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenance
Recording Date:	June 25, 1981
Recording No.:	8106250056
Affects:	as described in said instrument

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

EXHIBIT "B"
Exceptions
(continued)

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenance
Recording Date: June 23, 1983
Recording No.: 8306230042
Affects: as described in said instrument

6. Boundary Line Dispute and the terms and conditions thereof:

Recording Date: January 9, 1990
Recording No.: 9001090047

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

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenance
Recording Date: July 20, 1990
Recording No.: 9007200087
Affects: as described in said instrument

8. Restrictive Covenant and the terms and conditions thereof:

Recording Date: January 21, 1992
Recording No.: 9201210072

9. 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 Skagit County Short Plat No. 91-084:

Recording No: 9210090058

10. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Memory Lane Water Association
Recording Date: February 5, 1999
Recording No.: 9902050116

Said instrument is a re-recording of instrument under:

EXHIBIT "B"

Exceptions
(continued)

Recording Date: October 16, 1998
Recording No.: 9810160123

11. Use and Maintenance Agreement and the terms and conditions thereof:

Executed by: Jason King & Michelle L. King and Elizabeth Monteleone
Recording Date: February 5, 1999
Recording No.: 9902050117

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.