

When recorded return to:
Alex Blade and Jenna Blade
16557 Ovenell Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4270
Sep 15 2021
Amount Paid \$10087.60
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.: 620047661

CHICAGO TITLE
620047661

STATUTORY WARRANTY DEED

THE GRANTOR(S) Derek W. Rice, an unmarried person and Jillian Madsen, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Alex Blade and Jenna Blade, 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 LT 4, SP 91-044

SE 2.34-3

Tax Parcel Number(s): P102869/340302-4-002-2200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 7, 2021

Derek W. Rice
Derek W. Rice
Jillian Madsen
Jillian Madsen

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that

Derek W. Rice

~~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: 9/10/21



Name: *Kellia Mayo*
Notary Public in and for the State of WA
Residing at: *Sedro Woolley*
My appointment expires: 6/19/25

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty DeedState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

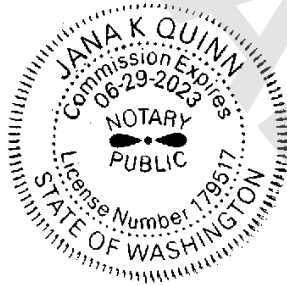
Jillian Madsen
(is) are the person(s) who appeared before me, and said person(s) acknowledged that (he) (she) (they) signed this of instrument and acknowledged it to be (his) (her) (their) free and voluntary act for the uses and purposes mentioned in this instrument.Dated: September 08, 2021Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P102869/340302-4-002-2200

That portion of Lot 4 of Skagit County Short Plat No. 91-044, approved October 29, 1991 and recorded November 4, 1991, under Auditor's File No. 9111040047, in Volume 10 of Short Plats, page 21, records of Skagit County, Washington; being a portion of Tract 3 of Skagit County Short Plat No. 74-80, approved June 19, 1980 and recorded June 19, 1980, under Auditor's File No. 8006190030, in Volume 4 of Short Plats, page 121, being a portion of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of said Lot 4, Skagit County Short Plat No. 91-044;
Thence South 88 degrees 55' 47" East along the South line of said Lot 4 for a distance of 29.99 feet to an angle point on said South line;
Thence North 25 degrees 23' 52" East along said South line for a distance of 46.02 feet to a point on the East line of the West 50.00 feet (as measured perpendicular to the west line) of said Lot 4 and being the TRUE POINT OF BEGINNING;
Thence North 00 degrees 23' 27" West along said East line of the West 50.00 feet for a distance of 385.87 feet;
Thence North 74 degrees 01' 22" East for a distance of 175.34 feet;
Thence South 52 degrees 54' 42" East for a distance of 230.43 feet to said South line of Lot 4;
Thence South 52 degrees 05' 11" West along said South line for a distance of 421.59 feet to an angle point on said South line;
Thence South 25 degrees 23' 52" West along said South line for a distance of 39.97 feet to the TRUE POINT OF BEGINNING;

EXCEPT the right-of-way for Drainage District No. 19, as condemned by Decree entered November 5, 1945, in Skagit County Superior Court Cause No. 8889, and as said right-of-way was modified by documents recorded under Auditor's File Nos. 8107220034 and 8107220035.

TOGETHER WITH an easement for ingress, egress and utilities, over under and across a portion of the West 50.00 feet of Lot 4 Skagit County Short Plat No. 91-044 and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 4, Skagit County Short Plat No. 91-044;
Thence South 88 degrees 55' 47" East along the South line of said Lot 4, for a distance of 29.99 feet to an angle point on said South line;
Thence North 25 degrees 23' 52" East along said South line for a distance of 46.02 feet to a point on the East line of the West 50.00 feet (as measured perpendicular to the West line) of said Lot 4;
Thence North 00 degrees 23' 27" West along said East line of the West 50.00 feet for a distance of 385.87 feet;
Thence South 89 degrees 36' 33" West a distance of 50.00 feet to the West line of said Lot 4 at a point bearing North 00 degrees 23' 27" West from the POINT OF BEGINNING;
Thence South 00 degrees 23' 27" East along said West line for a distance of 426.54 feet, more or less, to the POINT OF BEGINNING.

AND TOGETHER WITH an easement for access and utilities as granted by Agreement recorded August 22, 1994, under Auditor's File No. 9408220097, records of Skagit County, Washington.

EXHIBIT "A"
Legal Description
(continued)

Situate in the County of Skagit, State of Washington

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 91-044:

Recording No: 8006190030

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

Granted to: Drainage District No. 19
 Purpose: Drainage
 Recording Date: July 22, 1981
 Recording No.: 8107220035
 Affects: A portion of said premises

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

Granted to: Cascade Natural Gas Corporation
 Purpose: Pipeline or pipelines
 Recording Date: November 18, 1982
 Recording No.: 8211180027
 Affects: A portion of said premises

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 91-044:

Recording No: 9111040047

5. Easement agreement and the terms and conditions thereof

Recording Date: August 22, 1994
 Recording No.: 9408220097

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

EXHIBIT "B"

Exceptions
(continued)

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 3, 1994
Recording No.: 9410030093
Affects: A portion of said premises

7. Any rights, interests, or claims which may exist or arise by matters disclosed by survey,

Recording Date: June 3, 2011
Recording No.: 201106030058

8. Title Notification Property within Skagit County Pipeline Consultation Area per SCCS 14.16.835 and the terms and conditions thereof:

Recording Date: September 6, 2018
Recording No.: 201809060100

9. Skagit County Planning & Development Services lot of Record Certification and the terms and conditions thereof:

Recording Date: September 7, 2018
Recording No.: 201809070052

10. Title Notification- Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: September 19, 2018
Recording No.: 201809190040

11. 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,

EXHIBIT "B"Exceptions
(continued)

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."

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