

When recorded return to:
Landon K. Rick and Ellen V. Rick
P.O. Box 1766
West Yellowstone, MT 59756

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4284
Sep 16 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

CHICAGO TITLE
620048061

Escrow No.: 620048061

STATUTORY WARRANTY DEED

THE GRANTOR(S) Melissa E. Anderson, who acquired title as Melissa E. Leber, a married woman
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Landon K. Rick and Ellen V. Rick, 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.)

Pt. G. L. 8, SW, 7-35-11E, W.M.

Tax Parcel Number(s): P45923 / 351107-0-034-0009,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 13, 2021

Melissa E. Anderson
Melissa E. Anderson
[Signature]
Donald Wade Anderson

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Melissa E. Anderson and Donald Wade Anderson 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 15, 2021

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

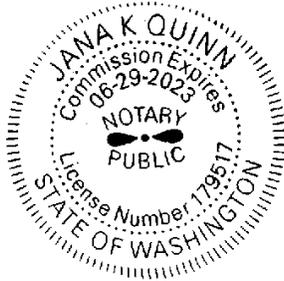


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P45923 / 351107-0-034-0009 and

Parcel A:

That portion of Government Lot 8 in Section 7, Township 35 North, Range 11 East, W.M., described as follows:

Beginning at the Northwest corner of Government Lot 9 of said Section 7;
thence South along the West line of said Government Lot 9 a distance of 813.6 feet;
thence North 89°07' East Parallel with the South line of Government Lot 8 of said Section, a distance of 1,334.9 feet;
thence South along the East line of a tract of land conveyed to Melvin J. Case by instrument recorded under Auditor's File No. 456526, a distance of 160 feet, more or less, to the South line of that certain tract of land conveyed to Ambrose C. Gage, et ux, by Deed recorded under Auditor's File No. 703488;
thence continuing South along said East line 355.5 feet, more or less, to the South line of Government Lot 8 of said Section;
thence East along said South line 295 feet to the true point of beginning;
thence North parallel with the East line of said Case Tract, a distance of 275 feet to the South line of said Gage Tract;
thence South 76°12' East along said South line to the Westerly line of the State Highway;
thence Southerly along said Westerly line to the South line of Government Lot 8;
thence West along said South line to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel B:

That portion of Government Lot 8 of Section 7, Township 35 North, Range 11 East, W.M., lying Easterly of the State Highway, EXCEPT the North 20 rods (330 feet) thereof.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. 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.

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

Granted to: Jerry E. Simpson
Purpose: Ingress, egress and utilities
Recording Date: December 8, 1988
Recording No.: 8812090003
Affects: Parcel A

3. 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 system
Recording Date: May 6, 1987
Recording No.: 8705060059
Affects: Parcel A

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

Granted to: Jerry E. Simpson
Purpose: Ingress and egress to the Skagit River and for the installation of improvements, such as boating facilities and a covered picnic building
Recording Date: December 9, 1988
Recording No.: 8812090003
Affects: Parcel B

5. Reservations contained in Deed, including the terms, covenants and provisions thereof

Recording Date: February 2, 1989
Recording No.: 8902020038

Affects: Parcel B

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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 30, 2021

between Landon K. Rick Ellen V. Rick ("Buyer")
Buyer Buyer

and Melissa E Anderson ("Seller")
Seller

concerning 60229 State Route 20 Marblemount WA 98267 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticated: Landon K. Rick 06/30/2021
Buyer Date

Authenticated: Melissa E Anderson 07/01/2021
Seller Date

Authenticated: Ellen V. Rick 06/30/2021
Buyer Date

Authenticated: _____
Seller Date