

**When recorded return to:**  
Paul Kriloff and Denise Goforth  
18043 Fox Hollow Lane  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-4392  
Sep 23 2021  
Amount Paid \$28485.00  
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.: 620049015

**CHICAGO TITLE CO.**  
620049015

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Brock Ingman, a married man 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 Paul Kriloff and Denise Goforth, husband and wife

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 GOVT LT. 4, STR 8-36-4

Tax Parcel Number(s): P115716 / 360418-0-005-0200

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

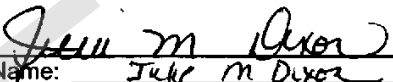
Dated: September 14, 2021

  
\_\_\_\_\_  
Brock Ingman  
\_\_\_\_\_  
Aubrey IngmanState of WashingtonCounty of Skaagit

I certify that I know or have satisfactory evidence that

Brock Ingman or Aubrey Ingman

they 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: 9/22/2021  
\_\_\_\_\_  
Name: Julie M Dixon  
Notary Public in and for the State of Wash  
Residing at: Camano Island  
My appointment expires: 2/2/2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P115716 / 360418-0-005-0200**

THAT PORTION OF PARCEL 7, LOCATED IN A PORTION OF GOVERNMENT LOT 4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 4 EAST, W. M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4;  
THENCE SOUTH 86°50'58" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 436.54 FEET;  
THENCE NORTH 06°29'49" WEST, A DISTANCE OF 327.78 FEET;  
THENCE NORTH 81°01'50" EAST, A DISTANCE OF 432.32 FEET;  
THENCE NORTH 60°30' 10" EAST, A DISTANCE OF 203.23 FEET;  
THENCE NORTH 11°34'42" EAST, TO THE NORTH LINE OF GOVERNMENT 4;  
THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF GOVERNMENT LOT 4;  
THENCE SOUTH TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION OF THE FOLLOWING DESCRIBED TRACT IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER ;

THAT PORTION OF PARCEL 7 OF QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 199907280171 LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 6 OF STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 199910060074, BEING A POINT ON THE EAST LINE OF SAID PARCEL 7;  
THENCE NORTH 11°34'42" EAST ALONG SAID EAST LINE A DISTANCE OF 276.30 FEET;  
THENCE NORTH 01°05'51" EAST ALONG SAID EAST LINE, A DISTANCE OF 100.76 FEET;  
THENCE SOUTH 89°46'27" WEST, A DISTANCE OF 282.07 FEET;  
THENCE SOUTH 09°50'51" WEST, A DISTANCE OF 498.73 FEET TO THE SOUTH LINE OF SAID PARCEL 7;  
THENCE NORTH 81°01'50" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 134.74 FEET;  
THENCE NORTH 60°30'10" EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 7, A DISTANCE OF 203.23 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## EXHIBIT "B"

### Exceptions

1. Lot Certifications including the terms, covenants and provisions thereof

Recording Date: October 12, 1998  
 Recording No.: 9810120141  
 Recording No.: 9810120142  
 Recording No.: 9810120143  
 Recording No.: 9810120145  
 Recording No.: 9810120146

Recording Date: January 12, 1999  
 Recording No.: 9901120132  
 Recording No.: 9901120133  
 Recording No.: 9901120134  
 Recording No.: 9901120135  
 Recording No.: 9901120136  
 Recording No.: 9901120137  
 Recording No.: 9901120138  
 Recording No.: 9901120139

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

Granted to: James Company LLC  
 Purpose: Ingress, egress and utilities  
 Recording Date: October 6, 1999  
 Recording No.: 199910060074  
 Affects: Portion shown as "Fox Hollow Lane"

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

Granted to: John Peth et al  
 Purpose: Perpetual right and easement to lay, construct, maintain, and repair a roadway for ingress and egress and for an easement for the installation, maintenance and operation of utilities  
 Recording Date: November 21, 2000  
 Recording No.: 200011210074  
 Affects: Portion shown as Fox Hollow Lane

4. Infrastructure Agreement including the terms, covenants and provisions thereof

Recording Date: November 30, 2000  
 Recording No.: 200011300150

5. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation,

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

familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 21, 2000  
Recording No.: 200011210071

Modification(s) of said covenants, conditions and restrictions:

Recording Date: December 21, 2001  
Recording No.: 200112210075

Recording Date: July 26, 2002  
Recording No.: 200207260058

Recording Date: February 7, 2005  
Recording No.: 200502070028

6. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: July 2, 2001  
Recording No.: 200107020130

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

Granted to: John Peth & Sons, Inc  
Purpose: Installation, maintenance and operation of waterlines and appurtenances  
Recording Date: September 15, 2000  
Recording No.: 200009150021

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

Granted to: John D. Peth & Sons, Inc. etal  
Purpose: Ingress and egress for the installation, maintenance and operation of water lines  
Recording Date: November 21, 2000  
Recording No.: 200011210075

Said document is a re-recording of Auditor's File No. 200009150022

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

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

Granted to: Trans Mountain Oil Pipe Line Corp  
Purpose: pipeline or pipelines  
Recording Date: August 18, 1954, September 16, 1954 and December 19, 1954  
Recording No.: 505361, 506573 and 510690

10. Regulatory Notice/Agreement that may include Covenants, conditions and restrictions including the terms, covenants and provisions thereof

Recording Date: July 28, 1999  
Recording No.: 199907280171

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

Granted to: Owners of parcels 8, 9 and 10  
Purpose: Booster pump station  
Recording Date: December 2, 2002  
Recording No.: 200212020311

12. 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: 200212030085

13. Commercial Waiver Agreement including the terms, covenants and provisions thereof

Recording Date: January 26, 2005  
Recording No.: 200501260062

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

Granted to: Puget Sound Energy, Inc.  
Purpose: Utility systems  
Recording Date: March 14, 2018  
Recording No.: 201803140070

15. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: May 12, 2017  
Recording No.: 201705120094

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

16. Boundary Line Adjustment Quit Claim Deed and the terms and conditions thereof:

Recording Date: September 1, 2021  
Recording No.: 202109010076

Said instrument is a re-recording of instrument recorded under Recording Number 202108180133.

17. 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."

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

19. The Land has been classified as farm and agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording No.: 770423, 781712 and 807790

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

**EXHIBIT "B"**

Exceptions  
(continued)

and continued under Auditor File No. 200212130003 and Auditor File No. 200203060144.