

When recorded return to:
Christopher B. McNulty and Holly S. McNulty
307 W Moore Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4409
Sep 24 2021
Amount Paid \$1477.00
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
620049222

Escrow No.: 620049222

STATUTORY WARRANTY DEED

THE GRANTOR(S) Northwest Logging Company, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Christopher B. McNulty and Holly S. McNulty, 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 S 1/2 NE 1/4 NW 1/4 & S 1/2 NW 1/4 NE 1/4 OF 13-35-8, AKA PARCEL A, SURVEY, REC
NO. 202006230042

Tax Parcel Number(s): P43872 / 350813-2-003-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 20, 2021

Northwest Logging Company, LLC

BY: [Signature]
Damon Gustafson
Manager

State of WASHINGTON

County of PIERCE

I certify that I know or have satisfactory evidence that DAMON GUSTAFSON

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Manager of Northwest Logging Company, LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 09-21-2021

[Signature]
Name: OLGA BUTROVICH
Notary Public in and for the State of WASHINGTON
Residing at: TACOMA, WA
My appointment expires: 07-23-2024

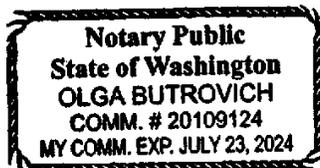


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P43872 / 350813-2-003-0009

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SAID SECTION 13;
THENCE NORTH 88° 53' 07" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 1006.47 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NO. 201004070034, RECORDS OF SKAGIT COUNTY, WASHINGTON AND SHOWN ON SURVEY FILED UNDER AUDITOR'S FILE NO. 201206260006;
THENCE SOUTH 01° 24' 24" WEST ALONG THE EAST LINE OF SAID PARCEL AND PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 55.58 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND A POINT ON THE NORTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NO. 201707190053, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 88° 35' 31" EAST ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 234.51 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;
THENCE SOUTH 31° 14' 42" WEST ALONG THE EASTERLY LINE OF SAID PARCEL A DISTANCE OF 372.29 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL AND A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 20;
THENCE SOUTH 29° 08' 43" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 116.08 FEET;
THENCE NORTH 79° 44' 12" EAST A DISTANCE OF 1594.81 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13;
THENCE NORTH 01° 19' 27" EAST ALONG SAID EAST LINE A DISTANCE OF 164.40 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 88° 53' 07" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 663.44 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION AND THE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL A OF SURVEY RECORDED UNDER RECORDING NO. 202006230042).

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, 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: 201206260006

Affects the Westerly line

2. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: June 23, 2020

Recording No.: 202006230042

3. 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: 202006290128

4. Lot Certification, including the terms, covenants and provisions thereof

Recording Date: July 13, 2020

Recording No.: 202007130147

5. Deed perfecting Boundary Line Adjustment and creation of Easement for the benefit of herein described property, including the terms, covenants and provisions thereof

Recording Date: October 12, 2020

Recording No.: 202010120121

6. 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

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

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."

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