

**When recorded return to:**  
Charles Kelly  
878 Shoshone Dr  
La Conner, WA 98257

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620048407

CHICAGO TITLE  
620048407

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Thomas D. Ray, 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 Charles Kelly, a married man as his separate estate

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 E 1/2 NE 1/4 17-33-3E

Tax Parcel Number(s): P15952 / 330317-0-004-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-4531  
Oct 01 2021  
Amount Paid \$18250.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 1, 2021

*Thomas D. Ray*  
Thomas D. Ray

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Thomas D. Ray  
~~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 9, 2021

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

*Alysia Hudson*  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 03.01.2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P15952 / 330317-0-004-0005**

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THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 33 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, EMBRACED WITHIN  
THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17;

THENCE SOUTH 89°34' WEST ALONG THE NORTH LINE OF SAID SECTION, 622.5 FEET TO THE  
TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUE SOUTH 89°34' WEST ALONG THE NORTH LINE OF SAID SECTION, 701.8  
FEET TO THE CENTERLINE OF A CERTAIN DITCH;

THENCE SOUTH ALONG SAID DITCH CENTERLINE 1,316.4 FEET TO THE CENTERLINE OF AN  
EAST-WEST DITCH;

THENCE NORTH 88°43' EAST 701.88 FEET;

THENCE NORTH 1,306.3 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BY DEED RECORDED MARCH 4,  
1924, UNDER AUDITOR'S FILE NO. 172048;

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17;

THENCE SOUTH 89°34' WEST ALONG THE NORTH LINE OF SAID SECTION, 622.5 FEET TO THE  
TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 141.5 FEET;

THENCE SOUTH 89°34' WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 17, A  
DISTANCE OF 165.0 FEET;

THENCE NORTH 141.5 FEET TO THE NORTH LINE OF SAID SECTION 17;

THENCE NORTH 89°34' EAST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF  
165.0 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Agreement and the terms and conditions thereof:  
Executed by: Thomas Ray and Skagit County  
Recording Date: August 16, 2000  
Recording No.: 200008160044  
Providing: Placement of a residential structure
  
2. Title Notification- Special Flood Hazard Area and the terms and conditions thereof:  
  
Recording Date: January 4, 2002  
Recording No.: 200201040083  
Providing: Periodic Flooding
  
3. Title Notification and the terms and conditions thereof:  
  
Recording Date: January 4, 2002  
Recording No.: 200201040084  
Providing: Natural resource land commercial activities
  
4. 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."
  
5. City, county or local improvement district assessments, if any.
  
6. The Land has been classified as Farm and Agricultural Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to

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

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 Date: April 19, 1971  
Recording No.: 751915

Transfer thereof  
Recorded: August 26, 1975  
Auditor's No.: 822401

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.