

When recorded return to:
Andrew Sloan
17494 West Big Lake Boulevard
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4552
Oct 01 2021
Amount Paid \$6805.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049115

CHICAGO TITLE
020049115

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jayson Townsend and Kiana Townsend who acquired title as Kiana Wright, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Andrew Sloan, an unmarried person

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 3 OF 36-34-4

Tax Parcel Number(s): P29908 / 340436-0-035-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 21, 2021

Jan Tom
Jayson Townsend
KTownsend
Kiana Townsend

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Jayson Townsend and Kiana Townsend
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/hers/theirs) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: September 29, 2021
Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arington
My appointment expires: 06/29/2023

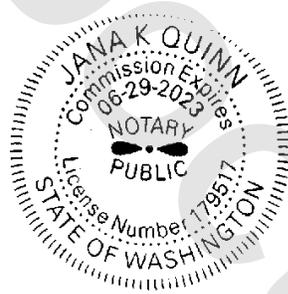


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P29908 / 340436-0-035-0003

THAT PORTION OF GOVERNMENT LOT 3 IN SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 20 FEET NORTH AND 350 FEET EAST OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3;
THENCE NORTH 80 FEET;
THENCE EAST 120 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE COUNTY ROAD;
THENCE SOUTHERLY ALONG SAID WESTERLY LINE 80 FEET, MORE OR LESS, TO A POINT 20 FEET NORTH OF THE SOUTH LINE OF SAID GOVERNMENT LOT 3;
THENCE WEST 120 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc, a Washington corporation
Purpose: Utility systems for transmission, distribution and sale of electricity
Recording Date: March 11, 2019
Recording No: 201903110081
Affects: Portion of said premises

2. 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."

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.