

When recorded return to:

Ellen Rak, William Dunlap
22461 Mt Vernon Big Lake Rd
Mount Vernon, WA 98274

Filed for Record at Request of
The Escrow Source, Inc.
Escrow Number: 21-6671LD

CHICAGO TITLE
620046812

This Document Is Signed In Counterpart

Statutory Warranty Deed

THE GRANTOR Jana Lee Weinmann (formerly Jana Lee Rachey) and Jodi L. Cruz, Co-Trustees of the Laura Lee Beahm Testamentary Trust, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to

Ellen Rak and William Dunlap, a married couple

the following described real estate, situated in the County of Skagit, State of Washington.

Tax Parcel Number(s): P27643 / 340423-0-038-0005, P27663 / 340423-2-009-0006

That portion of the Southeast Quarter of the Northwest Quarter and of the Northeast Quarter of the Southwest Quarter of Section 23, Township 34 North, Range 4 East of the Willamette Meridian, lying South of the Mount Vernon-Big Lake County Road;

EXCEPT the East 440 feet thereof, as measured by a line drawn parallel to and 440 feet West of the East line of said subdivision.

Situated in Skagit County, Washington

SUBJECT TO: See Exhibit "A" and Exhibit "B" attached hereto and made a part hereof.

Dated 9/30/21

Laura Lee Beahm Testamentary Trust

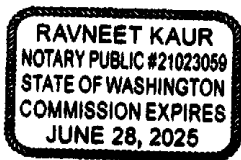
By Jana Lee Weinmann
By Jana Lee Weinmann, Co-Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4595
Oct 06 2021
Amount Paid \$4901.00
Skagit County Treasurer
By Lena Thompson Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jana Lee Weinmann is/are the person(s) who appeared before me, and said person(s) acknowledge that she signed this instrument, on oath stated she is/are authorized to execute the instrument and acknowledge that as the Co-Trustee of the Laura Lee Beahm Testamentary Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 09/30/2021
Jana



Notary Public in and for the State of WA
Residing at Tulalip, WA
My appointment expires: 06/28/2025

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Dated 9-30-2021

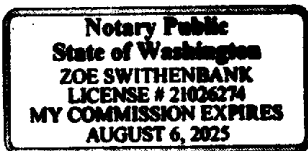
Laura Lee Beahm Testamentary Trust

By: Jodi L. Cruz
Jodi L. Cruz, Co-Trustee

STATE OF Washington
COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that Jodi L. Cruz is/are the person(s) who appeared before me, and said person(s) acknowledge that she signed this instrument, on oath stated she is/are authorized to execute the instrument and acknowledge that as the Co-Trustee of the Laura Lee Beahm Testamentary Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9/30/2021



Zoe Swithenbank
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 8/6/2025

EXHIBIT "A"

SUBJECT TO:

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

Granted to: Puget Sound Telephone Co.
Purpose: Poles, wires, cross arms and fixtures
Recording Date: May 10, 1928
Recording No.: 213104

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

Granted to: Walter Henry Quade Jr. and Velda Dayle Quade
Purpose: Ingress, egress and utilities
Recording Date: December 21, 1983
Recording No.: 8312210014

EXHIBIT "B"

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

SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 22, 2021

between Ellen Rak William Dunlap ("Buyer")
Buyer Buyer
and ESTATE of John L Beahn Executors: Jana Weinmann & Jodi Cruz ("Seller")
Seller Seller
concerning 22414 Mount Vernon Big Lake Road Mount Vernon WA 98274 (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.

Authenticat
Ellen Rak 09/22/2021
Buyer 1:20:49 PM PDT Date

Authenticat
Jana L Weinmann 09/22/2021
Seller 7:16:01 PM PDT Date

Authenticat
William Dunlap 09/22/2021
Buyer 1:23:59 PM PDT Date

Authenticat
Jodi L Cruz 09/22/2021
Seller 7:23:09 PM PDT Date