

When recorded return to:

Collin and Marilyn Golden
21260 Lake Sixteen Rd
Mount Vernon, WA 98274

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 210539L

CHICAGO TITLE CO.
620049290

Statutory Warranty Deed

THE GRANTORS Curtis Alan Crosbie and Hannah L. Crosbie, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Collin Golden and Marilyn Golden, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
PTN NE 1/4, SEC 21-33-4E, W.M.

Tax Parcel Number(s): P17099/330421-1-017-0001, P17101/330421-1-017-0308

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY EXHIBIT "A"
COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, AS ATTACHED HERETO AND MADE
A PART HEREOF BY EXHIBIT "B"

Dated October 1, 2021

Curtis Alan Crosbie
Curtis Alan Crosbie

Hannah L. Crosbie
Hannah L. Crosbie

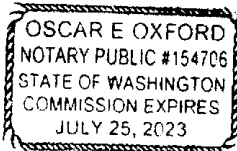
STATE OF Washington
COUNTY OF SKAGIT SS:

I certify that I know or have satisfactory evidence that Curtis Alan Crosbie and Hannah L. Crosbie

are the persons who appeared before me, and said persons acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 10-11-2021

Oscar E. Oxford



Notary Public in and for the State of Washington
Residing at Monroe
My appointment expires: 7-25-2023

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4721
Oct 14 2021
Amount Paid \$10764.00
Skagit County Treasurer
By Lena Thompson Deputy

Exhibit "A"

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

THENCE NORTH 88 DEGREES 19'27" EAST 122 FEET;
THENCE NORTH 25 DEGREES 18' WEST 60.0 FEET;
THENCE NORTH 63 DEGREES 47'45" EAST 82.68 FEET;
THENCE SOUTH 87 DEGREES EAST 146.0 FEET;
THENCE NORTH 84 DEGREES 07'36" EAST 50 FEET;
THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SUBDIVISION FOR 610 FEET;
THENCE SOUTH 88 DEGREES 19' 27" WEST TO THE WEST LINE OF SAID SUBDIVISION;
THENCE SOUTH ALONG THE WEST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Exhibit "B"

Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: English Lumber Company
Recording No.: 138448

NOTE: This exception does not include present ownership of the above mineral rights.

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 11, 1963
Recording No.: 634406

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

Recording Date: August 25, 2015
Recording No.: 201509250026

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."

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