

When recorded return to:
Carl Hausauer and Sara Hausauer
17381 Britt Road
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020049259

Escrow No.: 620049259

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia A. Smith, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Carl Hausauer and Sara Hausauer, 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.)

Tract B, SP 28-81; ptn SW 1/4 & Ptn Govt Lt 2 & 3Sec 31-34-4

Tax Parcel Number(s): P130434/
340431-0-029-0106, P134678/340431-3-002-0200,
P134679/340431-3-003-0500, P29238/340431-0-004-0005,
P29239/340431-0-005-0004, P29253/340431-0-017-0000,
P29304/340431-3-003-0109, P29305/
340431-3-004-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5085

Nov 04 2021

Amount Paid \$16263.97

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 29, 2021

Patricia A. Smith
Patricia A. Smith

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Patricia A. Smith
_____ 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: 9-30-2021

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024



EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): **P130434/
340431-0-029-0106, P134678/340431-3-002-0200,
P134679/340431-3-003-0500, P29238/340431-0-004-0005,
P29239/340431-0-005-0004, P29253/340431-0-017-0000,
P29304/340431-3-003-0109 and P29305/
340431-3-004-0009**

THAT PORTION OF GOVERNMENT LOT 2, LYING SOUTHERLY OF BRITT SLOUGH, IN SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; EXCEPTING FROM SAID GOVERNMENT LOT THE WEST 975 FEET THEREOF;

TOGETHER WITH THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;

ALSO TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 3 LYING EAST OF ALINE DRAWN PARALLEL WITH WITH AND 765.62 FEET EAST OF THE WEST LINE THEREOF; EXCEPTING THAT PORTION OF SAID GOVERNMENT LOT, IF ANY, LYING NORTH OF THE COUNTY ROAD; AND EXCEPT THAT PORTION, IF ANY, CONVEYED TO SKAGIT COUNTY DIKE DISTRICT NO. 3 IN CAUSE NO. 2982; AND ALSO EXCEPT COUNTY ROAD KNOWN AS BRITT ROAD; AND ALSO EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD BY DEED RECORDED ON JULY 17, 1959 UNDER AUDITOR'S FILE NO. 583302, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND ALSO EXCEPT BRITT SLOUGH.

ALSO TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 4, W.M., DESCRIBED AS FOLLOWS:

TRACT B OF SKAGIT COUNTY SHORT PLAT NO. 28-81, APPROVED JUNE 3, 1981, AND RECORDED JUNE 4, 1981, UNDER AUDITOR'S FILE NO. 8106040030 IN VOLUME 5 OF SHORT PLATS, PAGES 75 AND 76, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND THAT PORTION OF TRACT A OF SAID SKAGIT COUNTY SHORT PLAT NO. 28-81, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF TRACT A OF SAID SHORT PLAT NO. 28-81; THENCE S 86°37'45" W ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 172.27 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO ROBERT M. BAKER BY DEED DATED MAY 21, 2014 AND RECORDED JUNE 2, 2014 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201406020120, AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE S 0°09'35" E ALONG THE WEST LINE OF SAID BAKER PROPERTY AND THE SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 329.92 FEET, MORE OR LESS, TO A POINT OF THE SOUTH LINE OF SAID TRACT A WHICH BEARS S 89°11'31" W, A DISTANCE OF 172.01 FEET FROM THE SOUTHEAST CORNER OF TRACT A OF SAID SHORT PLAT NO. 28-81, AND WHICH POINT IS THE TERMINUS OF THIS LINE DESCRIPTION.

AND TOGETHER WITH THAT PORTION OF TRACT B OF SKAGIT COUNTY SHORT PLAT NO. 85-72 APPROVED DECEMBER 18, 1972 MORE PARTICULARLY DESCRIBED AS THE WEST HALF OF THE EAST HALF OF THE NORTHEAST OF THE SOUTHWEST QUARTER AND OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE

EXHIBIT "A"
Legal Description
(continued)

SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;
EXCEPT THOSE PORTION THEREOF DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31;
THENCE N 88°55'14" E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 31, 996.60 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 0°47'46" E, 22.20 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO MARK R. JOHNSON AND LINDA G. JOHNSON BY THAT INSTRUMENT DATED MAY 6, 1986 AND RECORDED MAY 7, 1986 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8605070059;
THENCE CONTINUING S 0°47'46" E ALONG THE WEST LINE OF SAID MARK JOHNSON PROPERTY AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 211.74 FEET;
THENCE S 89°45'27" W, A DISTANCE OF 218.81 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31;
THENCE N 0°14'33" W ALONG THE WEST LINE OF SAID EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST 1/4 SECTION 31, A DISTANCE 230.96 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE EAST-WEST CENTERLINE OF SAID SECTION 31 AT THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31;
THENCE N 88°55'14" E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 31, A DISTANCE OF 216.57 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;
EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 5783301.

PARCEL 2:

THAT TRACT OF LAND CONVEYED TO MARK R. JOHNSON AND LINDA G. JOHNSON BY THAT INSTRUMENT DATED MAY 6, 1986 AND RECORDED MAY 7, 1986 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8605070059.

ALL IN SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

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 granted in a document:
 - Granted to: Trans Mountain Oil Pipe Line Corporation
 - Purpose: pipeline
 - Recording Date: November 26, 1957
 - Recording No.: 558901
 - Affects: not disclosed

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Granted to: Trans Mountain Oil Pipe Line Corporation
 - Purpose: pipeline
 - Recording Date: August 20, 1957
 - Recording No.: 555099
 - Affects: portion of said premises

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 Short Plat 85-72.

4. 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 Short Plat No. 28-81:
 - Recording No: 8106040030

5. Title Notification for Development Activities adjacent designated natural resource lands and the terms and conditions thereof:
 - Recording Date: September 4, 2007
 - Recording No.: 200709040153

6. 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,

EXHIBIT "B"Exceptions
(continued)

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 Boundary Line Adjustment:

Recording No: 201306040001

7. Lot of Record Certification and the terms and conditions thereof:

Recording Date: August 23, 2016
Recording No.: 201608230054

said instrument is a Re-record of 200609250138

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. The Land has been classified as Forest Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to 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: November 6, 1973
Recording No: 792790

Recording Date: March 19, 1974
Recording No.: 807362

Recording Date: September 7, 2006
Recording No.: 200609070116

Recording Date: October 31, 2006
Recording No.: 200610310186

Sale or transfer of all or a portion of the property in Snohomish County requires execution of two forms by the new owner and submission of the forms to the Assessor's Office at least two (2) weeks prior to transfer. More time may be required at year end and month end.

The two forms include:

1. Notice of Continuation Form
2. Request for Information Form

In addition, the assessor's office requires that the new owner complete Box 6 of the Real Estate Excise Tax Affidavit, including signing at line 3. If you have questions or need the forms, please telephone the exemption department in the assessor's office at (425)388-3540.

EXHIBIT "B"

Exceptions
(continued)

10. City, county or local improvement district assessments, if any.
11. 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."