

When recorded return to:
Simeon Brown
32947 Hamilton Cemetery Rd
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049694

CHICAGO TITLE
020049694

STATUTORY WARRANTY DEED

THE GRANTOR(S) Murle J. Brown Jr and Kay S. Brown, 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 Simeon Brown, a married man, as his sole and separate estate and Justin Brown, a married man, as his sole and 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 GOVT LT. 10, SEC 20-35-9E, W.M.

Tax Parcel Number(s): P44559 / 350920-0-017-0015

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5180

Nov 10 2021

Amount Paid \$2805.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 27, 2021

Murle J. Brown

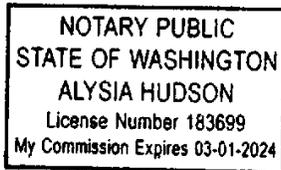
Murle J. Brown by Kay S. Brown as
by: attorney in fact
Murle J. Brown, by Kay S. Brown, as attorney in fact

Kay S. Brown
Kay S. Brown

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that
Kay S. Brown
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: November 2 2021



Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires 03-01-2024

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that Kay S Brown is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Murle J. Brown and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 2 2021
Alysia Hudson

STATUTORY WARRANTY DEED
(continued)

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

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P44559 / 350920-0-017-0015

GOVERNMENT LOT 10, SECTION 20, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M.,

EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE WESTERLY LINE OF THAT CERTAIN STRIP OF LAND AS CONVEYED TO SKAGIT COUNTY FOR ROAD, BY INSTRUMENT RECORDED AUGUST 20, 1964, UNDER AUDITOR'S FILE NO. 654868, RECORDS OF SKAGIT COUNTY, WASHINGTON,

AND EXCEPT COUNTY ROAD, IF ANY,

AND ALSO EXCEPT THAT PORTION THEREOF AS CONVEYED TO M.N. RICHARDSON, BY INSTRUMENT RECORDED SEPTEMBER 25, 1899, UNDER AUDITOR'S FILE NO. 31536, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 20;

THENCE 20 CHAINS NORTH;

THENCE 20 CHAINS EAST;

THENCE 20 CHAINS SOUTH;

THENCE 20 CHAINS WEST TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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