

When recorded return to:
Nicholas Robert Kissinger and Sami Jo Kissinger
49616 Concrete Sauk Valley Road
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050073

CHICAGO TITLE CO.

620050073

STATUTORY WARRANTY DEED

THE GRANTOR(S) Simeon Brown, a married man, as his sole and separate estate and Justin Brown, a married man, as his sole and separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Nicholas Robert Kissinger and Sami Jo Kissinger, 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.)

Ptn. G.L. 10, 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. 2021-5432

Nov 29 2021

Amount Paid \$4005.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 22, 2021

Simeon Brown
Simeon Brown

Justin Brown

State of Washington
County of Skagit

This record was acknowledged before me on 11/23/21 by
~~Heather Yarbrough~~ Simeon Brown
Heather Yarbrough
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Skagit
My commission expires: 11-02-2024



State of _____
County of _____

This record was acknowledged before me on _____ by

(Signature of notary public)

Notary Public in and for the State of _____
Residing at: _____
My commission expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: November 22, 2021

Simeon Brown

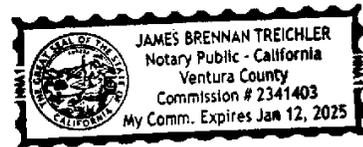
Justin Brown
Justin Brown

State of CA
County of VENTURA

This record was acknowledged before me on 11-23-2021 by
JUSTIN BROWN

James Brennan Treichler
(Signature of notary public)

Notary Public in and for the State of CA
Residing at: VENTURA COUNTY
My commission expires: 1-12-2025



State of _____
County of _____

This record was acknowledged before me on _____ by

(Signature of notary public)

Notary Public in and for the State of _____
Residing at: _____
My commission expires: _____

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. 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."

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

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 November 09, 2021
between Nicholas Robert Kissinger Sami Jo Kissinger ("Buyer")
Buyer Buyer
and Simeon Brown Justin Brown ("Seller")
Seller Seller
concerning 49616 Concrete Sauk Valley Rd Concrete WA 98237 (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.

Authentic: Nicholas Robert Kissinger 11/10/2021
Buyer 12:44:22 PM PST Date

Authentic: Simeon Brown 11/10/2021
Seller 4:54:15 PM PST Date

Authentic: Sami Jo Kissinger 11/10/2021
Buyer 12:58:27 PM PST Date

Authentic: Justin Brown 11/10/2021
Seller 10:17:28 PM PST Date