



**202112020014**

12/02/2021 09:02 AM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor

**When recorded return to:**  
Robert Diehl  
PO Box 64  
Lummi Island, WA 98262

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049956

**CHICAGO TITLE**  
**020049956**

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Timothy M. Pearson and Diana Pearson, 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 Robert Diehl, an unmarried person

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.)

Lot(s): C and Ptn. D, Short Plat No. 15-73 in NE, 35-36-2E, W.M.

Tax Parcel Number(s): P109859 / 360235-1-015-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5513

Dec 02 2021



Amount Paid \$4805.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED  
(continued)


Dated: November 30, 2021

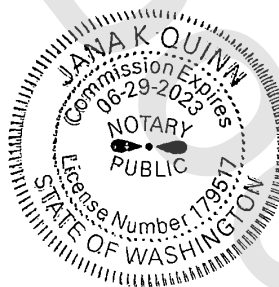
  
\_\_\_\_\_  
Timothy M. Pearson  
  
\_\_\_\_\_  
Diana Pearson

State of Washington  
County of Skaqit

I certify that I know or have satisfactory evidence that  
Timothy M. Pearson and Diana Pearson  
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: December 01, 2021

  
\_\_\_\_\_  
Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P109859 / 360235-1-015-0000**

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**Parcel A:**

Tract C and Portion of Tract D, Unrecorded Short Plat No. 15-73, Approved May 11, 1973, records of Skagit County, Washington. More fully described as follows:

The North 450 feet of the East 198.00 feet of the West 278.00 feet of Government Lot 3, Section 35, Township 36 North, Range 2 East, W.M. lying North of the North line of County Road known as Samish Island Road, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**Parcel B:**

An Easement over, under, across and through the West 60.00 feet of the East 198.00 feet of the West 278.00 feet of Government Lot 3, Section 35, Township 36 North, Range 2 East, W.M., lying North of the North line of County Road known as Samish Island Road,

EXCEPT the North 275 feet thereof.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Alfred R. Kraig and Shirley M. Kraig, husband and wife  
Purpose: Ingress, egress and utilities  
Recording Date: October 9, 1973  
Recording No.: 791902
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Unrecorded Short Plat No. 15-73:  
  
Recording No: Unrecorded
3. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, including the terms, covenants and provisions thereof  
  
Recording Date: June 19, 2018  
Recording No.: 201806190052
4. Lot Certificate, including the terms, covenants and provisions thereof  
  
Recording Date: October 18, 2018  
Recording No.: 201810180052
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy, Inc.  
Purpose: Utilities  
Recording Date: January 17, 2019  
Recording No.: 201901170044
6. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof  
  
Recording Date: January 17, 2019  
Recording No.: 201901170044
7. Notice of Decision, including the terms, covenants and provisions thereof

## EXHIBIT "B"

### Exceptions (continued)

Recording Date: May 28, 2019  
Recording No.: 201905280082

8. 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."

9. Assessments, if any, levied by Samish Island Water Company..
10. City, county or local improvement district assessments, if any.