

When recorded return to:
Dayana K. Ramos
1624 East Blackburn Road
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049669

CHICAGO TITLE
020049669

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Kolb and Angela Kolb, Husband and Wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Dayana K. Ramos, unmarried person and Andrew Lopez, 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.)

PTN OF NW 1/4 SE 1/4 OF 29-34-4 AKA PARCEL B, BLA PL-12-061

Tax Parcel Number(s): P28090 / 340429-0-018-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5556

Dec 03 2021

Amount Paid \$6805.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 26, 2021

X 
Michael KolbX 
Angela KolbState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that


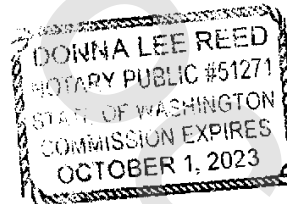
Michael Kolb and Angela Kolb
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 11/22/21
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P28090 / 340429-0-018-0003

THE NORTH 117 FEET (AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY MARGIN OF EAST BLACKBURN ROAD, BEING 30 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER) OF THE EAST 84 FEET (AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE EAST LINE) OF THE FOLLOWING DESCRIBED TRACT X:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 315 FEET WEST AND 20 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;
THENCE SOUTH 350 FEET;
THENCE WEST 90 FEET;
THENCE NORTH 350 FEET TO THE SOUTH LINE OF THE COUNTY ROAD;
THENCE EAST 90 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE NORTH 10 FEET THEREOF FOR COUNTY ROAD.

ALSO KNOWN AS PARCEL B OF BLA PL-12-061 RECORDING NO. 201901020063 A RE-RECORD OF BLA 201211060010.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Ordinance No. 1962

Recording Date: November 1, 1979
Recording No.: 79011010004
2. Terms and conditions of Boundary Line Adjustment Quit Claim Deed

Recording Date: November 6, 2012
Recording No.: 201211060009
As Follows:
"This boundary line adjustment is given to adjust boundary lines and not for the purposes of creating an additional building lot."
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Survey:

Recording No: 201211060010

Said document, has been re-recorded under Recording No.: 201901020063 and 201901020064
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Inspection of a drainage system
Recording Date: December 28, 2007
Recording No.: 200712280059
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Mount Vernon.
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

EXHIBIT "B"**Exceptions
(continued)**

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."