

When recorded return to:

Peter W Janicki
Wheatsheaf, LLC
24907 Benham Road
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050154

CHICAGO TITLE
020050154

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steve Christofferson and Marsha Christofferson, 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 Wheatsheaf, LLC, a Washington limited liability company

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. NE NE, 19-34-5E, W.M.

Tax Parcel Number(s): P30324 / 340519-1-001-0001, P30326 / 340519-1-001-0209

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5650

Dec 10 2021


Amount Paid \$14245.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 6, 2021



Steve Christofferson

Marsha ChristoffersonState of WashingtonCounty of SkagitThis record was acknowledged before me on 12.07.2021 by Steve Christofferson and Marsha Christofferson.

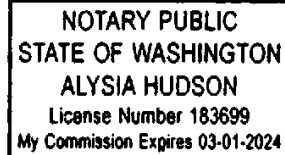
(Signature of notary public)Notary Public in and for the State of WA
Residing at: Arlington
My commission expires 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P30324 / 340519-1-001-0001 and P30326 / 340519-1-001-0209

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 34 North, Range 5 East, W.M., lying Southerly of the centerline of Mundt Creek,

EXCEPT the West 25 feet thereof conveyed to Skagit County by deeds recorded under Recording No. 85413 and Recording No. 98731, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
2. Any matters arising out of questions as to the exact location of the boundaries of said premises due to legal description by area instead of metes and bounds. (or impermanent object)
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Jack Malone and Lynn R. Malone
Purpose: Roadway
Recording Date: December 21, 1982
Recording No.: 8212210023
4. Declaration of Homestead, including the terms, covenants and provisions thereof

Recording Date: July 11, 1986
Recording No.: 8607110085
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Benham Property LLC, a Washington LLC
Purpose: ingress, egress and utilities
Recording Date: March 2, 2009
Recording No.: 200903020146
6. 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

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

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."

7. The Land has been classified as Farm and Agricultural 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 No.: 794009

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

Continuation:
Recording No.: 200411230150

8. City, county or local improvement district assessments, if any.
9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.