

When recorded return to:
Darren James Beutler
5110 Wildlife Acres Lane
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.: 620050243

CHICAGO TITLE CO.
620050243

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph Modlin and Jennifer Coates, 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 Darren James Beutler, an unmarried man and Autumn Lee Wade, an unmarried woman

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 1/4 NE 1/4, 33-36-4E, W.M. & PTN SE 1/4 SE 1/4 28-36-4E, W.M

Tax Parcel Number(s): P50553 / 360433-1-001-0507, P50231 / 360428-4-017-0203

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 13, 2021

Joseph Modlin
Joseph Modlin

Jennifer Coates
Jennifer Coates

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Joseph Modlin and Jennifer Coates
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 21, 2021

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

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50553 / 360433-1-001-0507 and P50231 / 360428-4-017-0203

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 33, SAID CORNER LYING SOUTH 0°08'06" EAST 2,643.29 FEET FROM THE QUARTER CORNER COMMON TO SECTION 27 AND 28 AND NORTH 85°33'55" EAST 2,543.34 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 28 AND 33;

THENCE SOUTH 1°31'53" WEST 331.51 FEET TO THE NORTHEASTERLY TERMINUS OF THE EASEMENT CENTERLINE RECORDED UNDER AUDITOR'S FILE NO. 773111, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTHWESTERLY ALONG SAID EASEMENT CENTERLINE THE FOLLOWING COURSES AND DISTANCES; SOUTH 51°11'53" WEST 222.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,250.00 FEET, THROUGH AN ARC OF 6°25'50", A DISTANCE OF 140.29 FEET;

THENCE SOUTH 57°37'43" WEST 160.43 FEET TO THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 228.71 FEET, THROUGH AN ARC OF 29°24'00", A DISTANCE OF 117.36 FEET;

THENCE SOUTH 87°01'43" WEST 28.92 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 379.53 FEET, THROUGH AN ARC OF 17°58'02", A DISTANCE OF 119.02 FEET;

THENCE NORTH 75°00'15" WEST 125.69 FEET;

THENCE, LEAVING SAID EASEMENT CENTERLINE, NORTH 15°30'00" WEST 753.96 FEET;

THENCE NORTH 84°45'00" EAST 368.68 FEET;

THENCE SOUTH 15°30'00" EAST 797.48 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s):
Recorded: August 25, 1972
Auditor's No(s): 773111, records of Skagit County, Washington
For: Ingress, egress and utilities
Affects: The Southerly 30 feet of said premises and other property

NOTE: Said instrument contains the following stipulation:

Subject to the duty and obligation of all said owners to share equally in the costs of up keep and maintenance of said areas, including the roadway, the water system and all other common facilities. The use of the above-named facilities by any owner within the property first described above shall constitute the agreement of said party to share equally in the costs of said facilities.

2. Mitigation Plan - Public Water System Wellhead Protection Area including the terms, covenants and provisions thereof

Recording Date: April 15, 2009
Recording No.: 200904150002

3. Surface Water Source Limited Mitigation Summary including the terms, covenants and provisions thereof

Recording Date: April 15, 2009
Recording No.: 200904150003

4. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: May 28, 2009
Recording No.: 200905280015

5. 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.

EXHIBIT "B"Exceptions
(continued)

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Wildlife Acres Community Association.