

When recorded return to:
Brad Barton
Miles Sand & Gravel Company
400 Valley Ave NE
Puyallup, WA 98372

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050288

CHICAGO TITLE CO
620050288GD

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peggy Daw, Personal Representative of the Estate of Dixie Proctor
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Miles Sand & Gravel 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. SE NW, NE NW and SE NE, 36-36-4E, W.M.

Tax Parcel Number(s): P50796 / 360436-2-009-0009, P50770 / 360436-1-008-0002, P50781 /
360436-2-002-0006, P50782 / 360436-2-002-0105

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-464

Feb 08 2022

Amount Paid \$20465.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 7, 2022

Estate of Dixie Proctor

BY: Peggy Daw
Peggy Daw
Personal Representative

State of Washington
County of Skagit

This record was acknowledged before me on 2-3-2022 by
Peggy Daw

as Personal Representative of
Estate of Dixie Proctor
Jennifer Brazil
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Skagit County
My commission expires: 7-25-2024



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50796 / 360436-2-009-0009, P50770 / 360436-1-008-0002, P50781 / 360436-2-002-0006 and P50782 / 360436-2-002-0105

Parcel A:

That portion of the Southeast Quarter of the Northwest Quarter of Section 36, Township 36 North, Range 4 East, W.M. lying Southeasterly of the Northern Pacific Railroad Company Right of way.

EXCEPT the South 20 feet of the West 400 feet.

AND EXCEPT road by Superior Court Cause No. 90-2-00353-4

Situated in Skagit County, Washington.

Parcel B:

That portion of Section 36, Township 36 North, Range 4 East, W.M., described as follows: South 1/2 of the Southwest Quarter of the Northeast Quarter AND the South 40 feet of that portion of the North 1/2 of the South 1/2 of the Southeast Quarter of the Northeast Quarter lying West of the center line of a small stream known as "Whiskey Creek," as said creek existed on July 13, 1964.

Situated in Skagit County, Washington.

Parcel C:

That Portion of the Northeast Quarter of the Northwest Quarter of Section 36, Township 36 North, Range 4 East, W.M. lying Southeasterly of the Northern Pacific Railroad Company Right of way.

EXCEPT the following described Parcel:

BEGINNING at the Southwest corner of said subdivision; thence North 0° 38' 33" East, 278.95 feet to the Southeasterly margin of said right of way; thence North 52° 24' 33" East along said margin a distance of 2117.61 feet to the True Point of Beginning; thence continuing North 52° 24' 33" East along said margin 1277.77 feet to the Easterly limits of said subdivision; thence South 0° 15' 34" West along said Easterly limit 604.38 feet; thence along a curve to the left having a radius of 1322.69 feet; the center of which bears South 9° 10' 29" West, for an arc distance of 315.36 feet; thence North 4° 29' 09" West, 60.00 feet; thence along a curve to the left having a radius of 1382.69 feet, the center of which bears South 4° 29' 09" East, for an arc distance of 673.30 feet; thence South 57° 36' 51" West, 69.00 feet to the True Point of Beginning.

Situate in the County of Skagit, State of Washington.

Parcel D:

EXHIBIT "A"
Legal Description
(continued)

That Portion of the Northeast Quarter of the Northwest Quarter of Section 36, Township 36 North, Range 4 East, W.M. lying Southeasterly of the Northern Pacific Railroad Company Right of way described as follows:

BEGINNING at the Southwest corner of said subdivision; thence North 0° 38' 33" East, 278.95 feet to the Southeasterly margin of said right of way; thence North 52° 24' 33" East along said margin a distance of 2117.61 feet to the True Point of Beginning; thence continuing North 52° 24' 33" East along said margin 1277.77 feet to the Easterly limits of said subdivision; thence South 0° 15' 34" West along said Easterly limit 604.38 feet; thence along a curve to the left having a radius of 1322.69 feet; the center of which bears South 9° 10' 29" West, for an arc distance of 315.36 feet; thence North 4° 29' 09" West, 60.00 feet; thence along a curve to the left having a radius of 1382.69 feet, the center of which bears South 4° 29' 09" East, for an arc distance of 673.30 feet; thence South 57° 36' 51" West, 69.00 feet to the True Point of Beginning.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH 1974 SUNNYBROOK 64x24

EXHIBIT "B"
Exceptions

1. Reservations in Deed from Glacier Park Company, including the terms, covenants and provisions thereof
Recording No.: 389374
Recording No.: 402257
Recording No.: 547215
2. 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.
3. 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 Surveys:

Recording No.: 895890
Recording No.: 7906220050
Recording No.: 8108240016
Recording No.: 9302030090
Recording No.: 200001180043

Affecting various lines
4. Easement Agreement, including the terms, covenants and provisions thereof
Recording No.: 855745
5. Grant of Easement, including the terms, covenants and provisions thereof

Recording Date: August 14, 2001
Recording No.: 200108140098
6. Quit Claim Deeds for Boundary Line Adjustments, including the terms, covenants and provisions thereof

Recording No.: 8509250056
Recording No.: 8509260024

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

7. 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."

8. Liability, if any, for personal property taxes pursuant to RCW 84.56.070 wherein no sale can be made without prepayment of said tax, including advance tax for the following calendar year. The personal property advance tax request has been provided along with this commitment.

PLEASE NOTE: The Skagit County Treasurer will not process any conveyance document on any property where they determine personal property taxes are due or advance taxes required, without the payment of those taxes. This process must be completed before the proposed deed or any quit claim deed is presented for recordation.

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