

When recorded return to:
Lori A Keller and Kurt R Keller
9730 Chuckanut Drive
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050196

CHICAGO TITLE

620050196

STATUTORY WARRANTY DEED

THE GRANTOR(S) Garret H. Kamimura and Patricia Kamimura, 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 Kurt R. Keller and Lori A. Keller, a married couple

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. W1/2 SE, 24-35-3E, W.M.

Tax Parcel Number(s): P34753 / 350324-0-024-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-746

Feb 28 2022

Amount Paid \$11353.20

Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: February ²⁵22, 2022Garret H. Kamimura
Garret H. KamimuraPatricia Kamimura
Patricia KamimuraState of WACounty of Snohomish

I certify that I know or have satisfactory evidence that

Garrett H. Kamimura and Patricia Kamimura
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: 2/25/22Name: Kellia Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/25

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P34753 / 350324-0-024-0000

PARCEL "A":

That portion of the West ½ of the Southeast ¼ of Section 24, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision;
thence North 3°22'50" West along the West line of said subdivision, 1,144.4 feet;
thence South 85°34'50" East along the South line of the J. R. Smalley property, 300.48 feet to the true point of beginning for this description;
thence South 85°34'50" East, 670.54 feet to the Westerly line of the Pacific Northwest Traction Company right of way;
thence North 44°06'45" West along said right of way, 226.59 feet;
thence North 85°34'50" West, 521.30 feet;
thence South 3°22'50" East, 151.41 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "A1":

A non-exclusive perpetual easement for the purposes of installing, constructing, operating, maintaining, removing, repairing, replacing and using an access for ingress, egress and utilities over, under and across the following described property;

That portion of the West ½ of the Southeast ¼ of Section 24, Township 35 North, Range 3 East W.M., described as follows:

Beginning at the Southwest corner of said subdivision;
thence North 3°22'50" West along the West line of said subdivision, 1,144.4 feet;
thence South 85°34'50" East along the South line of the J.R. Smalley property, 971.02 feet to the Westerly line of the Pacific Northwest Traction Company right of way;
thence North 44°06'45" West along said right of way, 226.59 feet to the true point of beginning;
thence South 85°34'50" East 100 feet more or less to the Easterly line of said Pacific Northwest Traction Company right of way;
thence South 44°06'45" East along the Easterly line of said right of way 20 feet;
thence North 85°34'50" West 100 feet more or less to the Westerly line of said right of way; said point being 20 feet more or less from the true point of beginning;
thence North 44°06'45" West along said Westerly line 20 feet more or less to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the West ½ of the Southeast ¼ of Section 24, Township 35 North, Range 3 East, W.M., described as follows:

EXHIBIT "A"
Legal Description
(continued)

Beginning at the Southwest corner of said subdivision;
thence North 3°22'50" West along the West line of said subdivision, 1,144.4 feet;
thence South 85°34'50" East along the North line of a tract conveyed to Albert Wallace by Deed
recorded August 9, 1937, in Volume 172 of Deeds, page 427, 300.48 feet to the true point of beginning
for this description;
thence South 3°22'50" East a distance of 75 feet;
thence South 85°34'50" East a distance of 300 feet;
thence Northeasterly to a point which lies South 85°34'50" East a distance of 400 feet from the true
point of beginning;
thence North 85°34'50" West a distance of 400 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Special Use Permit No. SP-86-023, including the terms, covenants and provisions thereof
Recording Date: July 9, 1986
Recording No.: 8607090026
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 Survey:

Recording No: 8701210016
3. Covenant to bear equal share in the cost of construction or repair of the easement insured herein.
Easement for which was granted over adjacent property by instrument recorded under Recording No. 9804100053.
4. 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."
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"

Exceptions
(continued)

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