

When recorded return to:
Nicolle Karina Anderson
19339 Prairie Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.

620050719

Escrow No.: 620050719

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Radich, an unmarried person, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Matthew Jones, an unmarried person and Nicolie Karina
Anderson, an 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. SE SW, 32-36-4E, W.M.

Tax Parcel Number(s): P50419 / 360432-0-001-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-977

Mar 14 2022

Amount Paid \$8895.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 3, 2022

John Radich by Steven Radich his attorney in fact
John Radich by Steven Radich, his attorney in fact

State of Washington
County of Skagit

This record was acknowledged before me on 3-10-22 by Steven Radich as Attorney in Fact for John Radich.

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

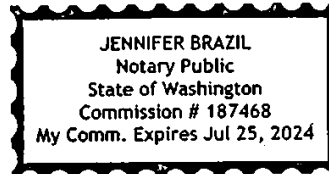


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50419 / 360432-0-001-0005

PARCEL "A": The North 75 feet of the South 335 feet of the following described tract:

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 36 North, Range 4 E.W.M., described as follows: Beginning at the intersection of the South line of the abandoned Fairhaven Southern Railway Company's right of way and the West line of the county road; thence South along the West line of the county road, 410 feet; thence West to the West line of the Southeast 1/4 of the Southwest 1/4; thence North along said West line to the South line of the abandoned Fairhaven Southern Railway Company's right of way; thence East along said South line of the right of way to the point of beginning.

Situated in Skagit County, Washington.

PARCEL "B": The North 150 feet of the South 260 feet of the following described tract:

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 36 North, Range 4 E.W.M., described as follows: Beginning at the intersection of the South line of the abandoned Fairhaven & Southern Railway Company's right of way and the West line of the county road; thence South along the West line of said road 410 feet; thence West to the West line of the Southeast 1/4 of the Southwest 1/4; thence North along said West line to the South line of the abandoned Fairhaven & Southern Railway Company's right of way; thence East along said South line of the right of way to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"**Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	April 24, 1925
Recording No.:	183080

2. Notice of on-site sewage system status, including the terms, covenants and provisions thereof

Recording Date:	August 3, 1989
Recording No.:	8908030028

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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