

When recorded return to:
Verna Harms and Steve Lewis
4221 105th Ave NE
Kirkland, WA 98033

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049073

CHICAGO TITLE
620049073

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mike Liberski, who also appears of record as Michael F Liberski, and Terri Liberski, 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 Verna Harms and Steve Lewis, 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 TRACTS A AND B, REC NO. 9201230132 AND GOVT LTS 4 & 5, 6-35-11

Tax Parcel Number(s): P113454/351106-2-001-0300, P101144 / 351106-2-001-0104

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1020

Mar 15 2022

Amount Paid \$10838.36

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

^{TL}
^{10 ML}
Dated: March 8, 2022

Mike Liberski
Mike Liberski

Terri Liberski
Terri Liberski

State of Utah
County of Weber

This record was acknowledged before me on March 10, 2022 by
Mike Liberski & Terri Liberski.

[Signature]
(Signature of notary public)

Notary Public in and for the State of Utah
Residing at: Weber
My commission expires: 07/31/2024

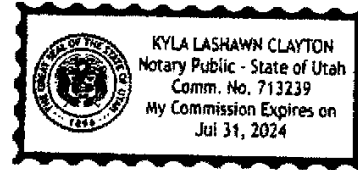


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P113454/351106-2-001-0300 and P101144 / 351106-2-001-0104

THAT PORTION OF TRACTS A AND B OF THE 20 ACRE SEGREGATION RECORDED JANUARY 23, 1992 IN VOLUME 12 OF SURVEYS, PAGE 69, UNDER AUDITOR'S FILE NO. 9201230132 WHICH LIES NORTH OF THE SOUTH LINE OF THE NORTH 20 ACRES, AS MEASURED BY AREA, OF TRACT A AND B OF SAID SURVEY, BEING A PORTION OF GOVERNMENT LOTS 4 AND 5 IN SECTION 6, TOWNSHIP 35 NORTH, RANGE 11 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND THROUGH THE SOUTH 60 FEET OF TRACTS A AND B AND THE WEST 60 FEET OF TRACT A,

EXCEPT THAT PORTION WHICH LIES NORTH OF THE SOUTH LINE OF THE NORTH 20 ACRES, AS MEASURED BY AREA OF TRACT A & B OF SAID SURVEY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Exceptions**

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 435450

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power and Light Company
Purpose: Guy wires and anchors
Recording Date: April 10, 1979
Recording No.: 7904100033

3. Memorandum of Wood Fiber Refusal and the terms and conditions thereof:

Recording Date: July 7, 1989
Recording No.: 8907070047

4. Reservations, Right of First Refusal and the terms and conditions thereof:

Recording Date: July 7, 1989
Recording No.: 8907070037

Statement of Mineral Claim recorded under Recording No. 200903180041

5. Declaration of Easement, conditions and Obligation and the terms and conditions thereof:

Recording Date: March 18, 1992
Recording No.: 9203180040

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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:

EXHIBIT "B"

**Exceptions
(continued)**

Recording No: 9201230132

7. Skagit County Planning & Development Services Lot of Records Certification and the terms and conditions thereof:

Recording Date: August 23, 2005
Recording No.: 200508230124

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Boundary Line Adjustment:

Recording No: 200508310156
Recording No: 200508310157

9. Road Use Agreement and the terms and conditions thereof:

Recording Date: February 21, 2007
Recording No.: 200702210114

10. Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:

Recording Date: March 8, 2007
Recording No.: 200703080106

and Re-Recording Date: March 29, 2007
and Re-Recording No.: 200703290127
Reason: To correct parcel numbers on map

11. Title Notification and the terms and conditions thereof:

Recording Date: June 4, 2009
Recording No.: 200906040083

12. 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

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

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."

13. City, county or local improvement district assessments, if any.
14. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2022.
15. The Land has been classified as Timber Land / Forest Land 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 Date: April 26, 2006
Recording No.: 200604260013

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.

16. Notice of Moratorium on Non-Forestry Use of Land and the terms and conditions thereof:

Recording Date: December 28, 2000
Recording No.: 200012280020