

When recorded return to:
Benjamin Thompson and Hayley Thompson
22919 and 22955 Rose Road
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050529

CHICAGO TITLE

620050529

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marvin K. Talley, 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 Benjamin Thompson and Hayley Thompson, 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. SW SW and SE SW, 27-33-4E, W.M.

Tax Parcel Number(s): P17385 / 330427-3-017-0001, P17378 / 330427-3-011-0007, P17384 /
330427-3-016-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1090

Mar 18 2022

Amount Paid \$31980.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 16, 2022

Marvin K. Talley By Marcus S. Talley HIS ATTORNEY
Marvin K. Talley by Marcus S. Talley his attorney in fact IN FACT

State of WA
County of King

This record was acknowledged before me on 3-17-22 by Marcus S. Talley as Attorney in Fact of Marvin K. Talley.

Jennifer Sue Boyes, Jennifer Sue Boyes
(signature of notary public)

Notary Public in and for the State of WA
Residing at: King County
My commission expires: 04-27-22

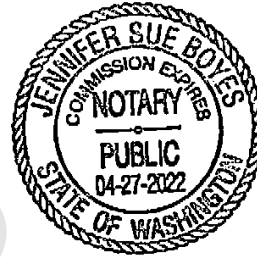


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P17385 / 330427-3-017-0001, P17378 / 330427-3-011-0007 and P17384 /
330427-3-016-0002

PARCEL A:

THE SOUTH HALF OF THE SOUTH HALF OF THE SE 1/4 OF THE SW 1/4 OF SECTION 27,
TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B;

THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER
OF THE SOUTHWEST QUARTER, SECTION 27, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.,

EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD
PURPOSES BY DEED RECORDED NOVEMBER 22, 1972, UNDER AUDITOR'S FILE NO. 777160.

AND EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY BY DEEDS
RECORDED OCTOBER 1, 1992, UNDER AUDITOR'S FILE NO. 9210010001 AND AUDITOR'S FILE
NO. 9210010002.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C:

THE NORTH HALF OF THE SOUTH HALF OF THE SE 1/4 OF THE SW 1/4 OF SECTION 27,
TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

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.: 90332

2. Title Notification and the terms and conditions thereof:

Recording Date: October 14, 1989
Recording No.: 199910140087

3. Lot Certificate, including the terms, covenants and provisions thereof

Recording Date: June 21, 2011
Recording No.: 201106210072

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

Recording Date: July 20, 2011
Recording No.: 201107200033

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.

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."

EXHIBIT "B"
Exceptions
(continued)

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.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 02, 2022
between Benjamin Thompson Hayley Thompson ("Buyer")
Buyer Buyer
and Marvin K Talley ("Seller")
Seller Seller
concerning 22955 Rose Road Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentic: Benjamin Thompson 02/02/2022
Buyer Date

Authentic: Marvin K Talley 02/03/22
Seller Date

Authentic: Hayley Thompson 02/02/2022
Buyer Date

Marvin K Talley By 3/17/22
Seller Date
Marvin K Talley
HIS ATTORNEY IN FACT