

When recorded return to:
Keith Gordon Christenson
Leslie Lynn Christenson
29792 State Route 20
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title Company
620050784

Escrow No.: 620050784

STATUTORY WARRANTY DEED

THE GRANTOR(S) Darla Van Duren, a married woman as her separate estate and Sheryl Attolini, a married woman as her separate estate and Raylene Levi, a married woman as her 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 Keith Gordon Christenson and Leslie Lynn Christenson, 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.)

PARCEL A & B PTN N ½ NE ¼ WEC 13-35-5E, W.M.

Tax Parcel Number(s): P38983 / 350513-0-025-0000, P38961 / 350513-0-007-0309

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221230

Mar 29 2022

Amount Paid \$8450.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED (continued)

Dated: March 24, 2022

Darla Van Duren
Darla Van Duren

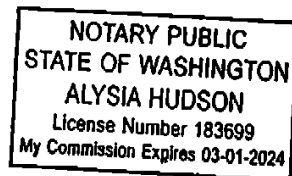
Sheryl Attolini
Sheryl Attolini

Raylene Levi
Raylene Levi

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that Darla Van Duren, Sheryl Attolini and Raylene Levi
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: March 28, 2022



Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38983 / 350513-0-025-0000 and P38961 / 350513-0-007-0309

PARCEL A

THAT PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF MINKLER PAVED ROAD, SAID POINT BEING NORTH 02°20' WEST 1,526.3 FEET AND NORTH 89°54' WEST 1,034.9 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 13;

THENCE NORTH 02°20' WEST, PARALLEL WITH THE EAST LINE OF SAID SECTION 13 TO THE POINT OF INTERSECTION WITH A LINE RUNNING PARALLEL WITH AND 186 FEET DISTANT NORTH FROM THE NORTH LINE OF SAID MINKLER ROAD AND THE TRUE POINT OF BEGINNING;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 125 FEET;

THENCE NORTH 02°20' WEST PARALLEL WITH THE EAST LINE OF SAID SECTION 13, TO THE SOUTH LINE OF SECONDARY STATE HIGHWAY # 17A (NOW STATE HIGHWAY #20) AS CONDEMNED BY THE STATE OF WASHINGTON BY DECREE ENTERED IN THE SUPERIOR COURT FOR SKAGIT COUNTY CAUSE NO. 25060;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID HIGHWAY TO A POINT THAT LIES NORTH 02°20' WEST OF THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02°20' EAST, PARALLEL WITH THE EAST LINE OF SAID SECTION 13, TO THE TRUE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE MINKLER PAVED ROAD AS IT EXISTED ON APRIL 24, 1906, WHICH IS NORTH 02°20' WEST A DISTANCE OF 1,526.3 FEET AND NORTH 89°54' WEST A DISTANCE OF 1,034.9 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 13;

THENCE NORTH 89°54' WEST ALONG SAID NORTH LINE A DISTANCE OF 117 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO JAMES PARKER AND LINDA PARKER, HUSBAND AND WIFE, BY THAT CERTAIN DEED RECORDED SEPTEMBER 21, 1971, UNDER AUDITOR'S FILE NO. 758307, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 89°54' WEST ALONG SAID NORTH LINE A DISTANCE OF 250 FEET;

THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID PARKER TRACT A DISTANCE OF 148 FEET; SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH PARALLEL WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID JAMES PARKER TRACT TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 17A, AS CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 25060, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE NORTHWEST CORNER OF THAT

EXHIBIT "A"Legal Description
(continued)

CERTAIN TRACT CONVEYED TO WALT PARKER, ET UX, BY DEED RECORDED SEPTEMBER 13, 1971, UNDER AUDITOR'S FILE NO. 757983, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH ALONG THE WEST LINE OF THE WALT PARKER TRACT TO THE SOUTHWEST CORNER THEREOF, WHICH POINT IS ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE ABOVE REFERENCED JAMES PARKER TRACT; THENCE RUNNING IN A SOUTHWESTERLY DIRECTION TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Lyman Lumber and Shingle Company
Recording Date: April 24, 1906
Recording No.: 56795

NOTE: This exception does not include present ownership of the above mineral rights.

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 5, 1989
Recording No.: 8905050024

and Re-Recording Date: November 16, 1992
and Re-Recording No.: 9211160067
Reason: To correct notary

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 23, 1998
Recording No.: 9802230116

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

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

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