

When recorded return to:
Daniel Hubbard/Lillian Hubbard
32603 S Lyman Ferry Rd
Sedro Wooley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20221300
Mar 31 2022
Amount Paid \$9617.00
Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 22-15077

Statutory Warranty Deed

THE GRANTORS Bruce A Johnson and Ellen K Johnson, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel A Hubbard and Lillian K Hubbard, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

SECTION 21, TOWNSHIP 35 NORTH, RANGE 6, EAST (PTN. GOV. LOT 8, INCLUDING TRACT 1 SP 14-79)

Tax Parcel Number(s): P41788/350621-0-030-0408, P41787/350621-0-030-0309

FULL LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A"

SUBJECT TO:

Easement for forest protection road recorded under Recording No. 288262, Volume of Deeds, Page 463.

Easement for road purposes recorded under Recording No. 696828.

Easement for ingress, egress and utilities recorded under Recording No. 881900.

Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Skagit River, or its banks, or which may result from such change in the future.

Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Skagit River.

Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence).

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat 14-79 recorded April 19, 1979 as Auditor's File No. 7904190033.

Regulatory notice/agreement regarding Title Notification - Property Designated Agricultural Resource Lands that may include covenants, conditions and restrictions affecting the subject property, recorded August 4, 2000 as Auditor's File No. 200008040079 .

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat 14-79 recorded April 19, 1979 as Auditor's File No. 7904190033.

Regulatory notice/agreement regarding Title Notification - Property Designated Agricultural Resource Lands that may include covenants, conditions and restrictions affecting the subject property, recorded August 4, 2000 as Auditor's File No. 200008040079.

Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 8, 2022, as Auditor's File No. 202203080124

This property may be designated or may be 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.

Dated 03/26/2022

Bruce A Johnson

Bruce A Johnson

Ellen K Johnson

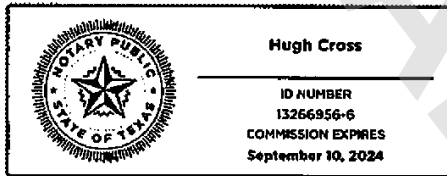
Ellen K Johnson

STATE OF Texas)
COUNTY OF Bell) SS:

I certify that I know or have satisfactory evidence that **Bruce A Johnson and Ellen K Johnson**

are the persons who appeared before me, and said persons acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 03/26/2022



Notary Public in and for the State of Texas
Residing at Bell County, TX
My appointment expires: 09/10/2024

Notarized online using audio-video communication

EXHIBIT "A"

PARCEL A:

Tract 1, SKAGIT COUNTY SHORT PLAT NO. 14-79, approved April 17, 1979 and recorded in Volume 3 of Short Plats, page 99 under Auditor's File No. 7904190033, records of Skagit County, Washington; being a portion of Government Lot 8, if any, of Section 21, Township 35 North, Range 6, East, W.M. Situated in Skagit County, Washington.

PARCEL B:

That portion of Government Lot 8, if any, of Section 21, Township 35 North, Range 6, East, W.M., described as follows: Beginning at the intersection of the East line of said Government Lot 8 and the North line of the Skagit River Highway, as it existed on June 29, 1962; Thence Westerly along the North line of said road a distance of 900 feet; Thence North parallel to the East line of said Government Lot 8, a distance of 1,100 feet to the TRUE POINT OF BEGINNING; Thence East 900 feet, more or less, to the East line of said Government Lot 8, or said line extended North; Thence North along said line to the point of intersection with a line running East from a point on the center line of said Section 21 that is 2,402.6 feet North of the South Quarter corner of said Section 21; Thence West along said line a distance of 900 feet, more or less, to a point North of the true point of beginning; Thence South to the true point of beginning.

EXCEPT the West 100 feet thereof.

Situated in Skagit County, Washington.