



202204010092

04/01/2022 01:48 PM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor

When recorded return to:  
Cody Anderlini  
Gear Road Developments, LLC  
P.O Box 1172  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 01 2022 20221341

Amount Paid \$ 3005.00  
Skagit Co. Treasurer  
By KO Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620050600

CHICAGO TITLE  
620050600

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Thomas F. Langton, a married man 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 Gear Road Developments, LLC, a Washington limited liability  
company

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 NW and NW NW, 29-35-4E, W.M.

Tax Parcel Number(s): P38065 / 350429-2-004-0103, P38063 / 350429-2-003-0104

Subject to: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

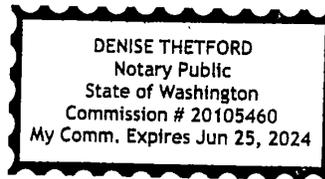
Subject to:

RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS,  
NOTES, DEDICATIONS, ENCROACHMENTS AND EASEMENTS OF RECORD;

The following are specifically EXCEPTED from the Grantor's statutory Warranties under this deed: any discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose and which are not shown by public records.

Dated: March 22, 2022

  
Thomas F. Langton



State of Washington  
County of King

This record was acknowledged before me on March 25, 2022 by  
Thomas F Langton

  
(Signature of notary public)

Notary Public in and for the State of WA  
Residing at: King  
My commission expires: 06/25/24

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P38065 / 350429-2-004-0103 and P38063 / 350429-2-003-0104

Parcel A:

That portion of the Southwest Quarter of the Northwest Quarter of Section 29, Township 35 North, Range 4 East, W.M., Skagit County, Washington, lying Westerly of the Railroad Right of way.

Less County Road.

Situated in Skagit County, Washington.

Parcel B:

That portion of the Northwest Quarter of the Northwest Quarter of Section 29, Township 35 North, Range 4 East, W.M., Skagit County, Washington, lying Westerly of the Railroad Right of way.

Less County Road.

Situate 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:	Pacific Telephone and Telegraph Company
Purpose:	Poles
Recording Date:	February 16, 1911
Recording No.:	83396
  
2. Right of Way Deeds, including the terms, covenants and provisions thereof
 

Recording No.:	544545
Recording No.:	545058
Recording No.:	552536
Recording No.:	8211180028
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to:	Douwe Dykstra, a single person
Purpose:	Waterline
Recording Date:	March 22, 1995
Recording No.:	9503220067
  
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 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."

The Land has been classified as Farm and Agricultural 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

**EXHIBIT "B"**

Exceptions  
(continued)

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:  
Recording No.: 761235

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