

When recorded return to:
Matthew Wayne Cullen and Marissa Suzaan Cullen
3681 Newberg Place
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050321

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1471

Apr 08 2022

Amount Paid \$9340.00
Skagit County Treasurer
By Josie Bear Deputy

CHICAGO TITLE

620050321

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel J. Stone, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Matthew Wayne Cullen and Marissa Suzaan Cullen, 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 19-36-5E W.M.

Tax Parcel Number(s): P51058 / 360519-0-009-3700

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 4, 2022

Daniel J Stone
Daniel J. Stone

State of Washington
County of Skagit

This record was acknowledged before me on March 28, 2022 by
Daniel J Stone

Alysia Hudson
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Arlington
My commission expires: 03.01.2024

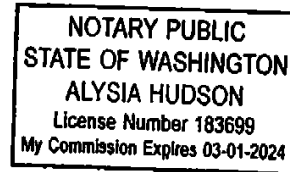


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P51058 / 360519-0-009-3700

That portion of the Southwest 1/4 of Section 19, Township 36 North, Range 5 East, W.M., described as follows:

Commencing at the Northeast corner of said subdivision;
thence South 0 degrees 27'53" East along the East line of said subdivision 899.40 feet to the point of beginning; thence continuing South 0 degrees 27'53" East 299.80 feet; thence North 86 degrees 16'01" West parallel with the North line of said subdivision 735.93 feet;
thence North 0 degrees 57' 16" West 300.00 feet;
thence South 86 degrees 16'01" East 732.50 feet to the point of beginning.
More commonly known as Parcel No. 33 of the record of Survey filed in Volume 1 of Surveys, page 85, under Auditor's File No. 805666 and as supplemented by map filed in Volume 1 of Surveys, page 110, under Auditor's File No. 809463, records of Skagit County, Washington.

A non—exclusive easement for ingress, egress and utilities over, under and across a strip of land lying in Section
19, Township 36 North, Range 5 East, W.M., which is 60.00 feet in width, being 30.00 feet on both sides of the following described line:

Commencing at the Southwest corner of Government Lot 3 in said Section;
thence North 0 degrees 17'36" East along the West line of said Section 30.33 feet to the point of beginning;
thence Northerly and Easterly the following courses and distances: North 59 degrees 27'49" East 242.43 feet; North 34 degrees 30'21" East 254.74 feet; North 11 degrees 05'01" East 416.22 feet; North 8 degrees 14'41" East 628.27 feet; North 17 degrees 38'56" East 117.83 feet; North 35 degrees 18'26" East 207.71 feet; North 26 degrees 20'26" East 277.11 feet; North 60 degrees 34'24" East 141.95 feet; South 71 degrees 59'36" East 320.00 feet; South 86 degrees 16'01" East 1755.22 feet and the Terminus of said easement, said Terminus having a 45.00 foot turnaround radius.

TOGETHER WITH a non—exclusive easement for ingress, egress and utilities, over, under and across a strip of land lying in Section
19, Township 36 North, Range 5 East, W.M., which is 60.00 feet in width, being 30.00 feet on both sides of the following described line:

Commencing at the Southwest corner of Government Lot 3 in said Section;
thence North 0 degrees 17'36" East along the West line of said Section 35.30 feet to the point of beginning;
thence Northerly and Easterly the following courses and distances: North 52 degrees 37'36" East 135.00 feet; North 55 degrees 10'59" East 175.30 feet;
North 34 degrees 30'21" East 178.86 feet; North 11 degrees 05'01" East 416.22 feet; North 8 degrees 14'41" East 628.27 feet; North 17 degrees 38'56" East 117.83 feet; North 35 degrees 18'26" East 207.71 feet; North 26 degrees 20'26" East 277.11 feet; North 60 degrees 34'24" East 141.95 feet; South 71 degrees 59'36" East 320.00

EXHIBIT "A"
Legal Description
(continued)

feet; South 86 degrees 16'01" East 1755.22 feet to the terminus of said easement, said terminus having a 45.00 foot turnaround radius.

ALSO TOGETHER WITH a non—exclusive easement for ingress, egress and utilities over, under and across a strip of land lying in Section 19, Township 36 North, Range 5 East, W.M., which is 60.00 feet in width, being 30.00 feet on both sides of the following described line:

Commencing at the Southwest corner of Government Lot 3 in said Section;
thence North 0 degrees 17'36" East along the West line of said Section 35.30 feet to the point of beginning;
thence Northerly and Easterly along the following courses and distances: Worth 52 degrees 37'36" East 135.00 feet; North 55 degrees 10'59" East 175.30 feet; North 34 degrees 30'21" East 178.86 feet; North 11 degrees 05'01" East 416.22 feet; North 8 degrees 14'41" East 628.27 feet; North 17 degrees 38'56" East 117.83 feet; North 35 degrees 18'26" East 207.71 feet; North 26 degrees 20'6" East 277.11 feet; North 60 degrees 34'24" East 141.95 feet; South 71 degrees 59'36" East 320.00 feet; South 86 degrees 16' 01" East 367.10 feet; South 5 degrees 57'13" West 515.87 feet; South 14 degrees 22'03" East 172.10 feet; South 8 degrees 32'57" West 592.85 feet; South 7 degrees 56'25" East 451.25 feet; South 53 degrees 09'55" East 266.54 feet to the terminus of said easement, said terminus having a 45.00 foot turnaround radius.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 5, 1946
Auditor's No(s): 392626, records of Skagit County, Washington
In favor of: United States of America
For: Transmission line
Affects: Said premises and other lands
2. Easement, including the terms and conditions thereof, condemned by instrument(s);
Auditor's No(s): 398559, records of Skagit County, Washington
In favor of: United States of America
For: Power line right-of-way, 125 feet in width
Affects: Said premises and other lands
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 14, 1956
Auditor's No(s): 541503, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation
For: Pipe line
Affects: Said premises and other lands
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 19, 1956
Auditor's No(s): 541755, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation
For: Pipeline or pipelines for the transportation of oil, gas and the products thereof
Affects: Said premises and other lands
5. Easement, including the terms and conditions thereof, condemned by instrument(s);
In favor of: United States of America
For: Power line right-of-way, 137.5 feet in width
Condemned in: Declaration of taking filed August 28, 1963, in the District Court of the United States or the Western District of Washington, Northern Division, Case No. 263
Affects: Said premises and other lands
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 12, 1972
Auditor's No(s): 775573, records of Skagit County, Washington
In favor of: United States of America
For: Transmission line and access road

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

Affects: Said premises and other lands

7. Easement delineated on the face of said survey, Vol 1, pages 109 and 110;
 For: Ingress, egress and utilities
 Affects: Said premises and other lands

AMENDED by instrument(s):

Auditor's No(s): 809463, records of Skagit County, Washington

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Energy, Inc.
 Recording Date: August 12, 1999
 Recording No.: 199908120020
 Affects: Portion of said premises
9. Easement, including the terms and conditions thereof, conveyed by instrument(s);
 Recorded: March 18, 2002
 Auditor's No(s): 200204040148, records of Skagit County, Washington
 In favor of: Northwest Pipeline Corporation
 For: Right-of-Way and Easement 75 feet in width being 55 feet Easterly and 20 feet Westerly as measured from the centerline of the Grantees (Sandor Balogh and Rheta Fave Balogh) most westerly pipeline
10. Memorandum of Timber Sale Agreement, including the terms and conditions thereof; entered into;
 By: Northwest Pipeline Corporation
 And Between: Tomue Y. Vine
 Recorded: March 18, 2002
 Auditor's No. 200204040149, records of Skagit County, Washington
11. Any rights, interests, or claims which may exist or arise by reason of the matters disclosed by survey,
 Recording Date: March 7, 2011
 Recording No.: 201103070098
12. Skagit County Planning & Development Services - Lot of Record Certification, including the terms, covenants and provisions thereof;
 Recording Date: July 11, 2013
 Recording No.: 201307110077

EXHIBIT "B"Exceptions
(continued)

13. Covenants, conditions and restrictions 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: September 30, 2013
Recording No.: 201309300232 & 201309300233

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

15. 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."

John L. Scott
REAL ESTATE

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

01/29/2022

The following is part of the Purchase and Sale Agreement dated _____
between *Manasa S. Arlen* ^{Authenticator} *Matt Cullen* ^{Authenticator} ("Buyer")
and Daniel J Stone ("Seller")
concerning 3681 Newberg PI Sedro Woolley WA 98284 (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.

^{Authenticator}
Matt Cullen 01/29/2022
1/29/2022 7:24:14 PM PST
Buyer _____ Date _____
^{Authenticator}
Manasa S. Arlen 01/29/2022
1/29/2022 7:28:39 PM PST
Buyer _____ Date _____

Dan Stone 1-25-22
Seller _____ Date _____
Seller _____ Date _____