

WHEN RECORDED RETURN TO:

Name: Michael B. Lerner and Amiee C. McCrea
Address: 26356 Panorama Place
Sedro Woolley, WA 98284

Escrow Number: 806035RT
Filed for Record at Request of: *Rainier Title, LLC*
205391-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S), Scott A. Farmer and Denise M. Farmer, husband and wife for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Michael B. Lerner and Amiee C. McCrea, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

See attached Exhibit A, which is made a part hereof by this reference.

Subject to: See attached Exhibit B, which is made a part hereof by this reference.

Abbreviated Legal: ptn NE, 33-35-5 (also known as Tract 7 of unrecorded Survey of Steelhead Bend)

Tax Parcel Number(s): 350533-1-001-5605/ P40603

Dated: 4/11/2022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221659

Apr 22 2022

Amount Paid \$14680.00
Skagit County Treasurer
By Lena Thompson Deputy

Signature and Notary follow on next page

LPB 10-05 (i-l)

This page is attached to and made a part of the Statutory Warranty Deed

Scott A. Farmer
Scott A. Farmer

Denise M. Farmer
Denise M. Farmer

STATE OF TN

COUNTY OF Washington

ss.

I certify that I know or have satisfactory evidence that **Scott A. Farmer and Denise M. Farmer** are the person(s) who appeared before me, and said person acknowledged that ~~he/she~~ they signed this instrument and acknowledged it to be ~~his/her~~ their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 12, 2022

Nikisha Fleenor
Name: Nikisha Fleenor
Notary Public in the State of TN
Residing in Washington County
My Commission Expires: 4/1/26



Exhibit A**PARCEL A:**

The East Half of the following described tract:

That portion of the North Half of Section 33, Township 35 North, Range 5 East, W.M., more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter in said Section 33; thence North 88°26'49" East along the North line of said subdivision 1378.13 feet; thence South 00°33'37" West a distance of 2006.16 feet; thence South 89°25'29" West, parallel with the East/West centerline of said Section 33 for a distance of 2118.57 feet to the true point of beginning; thence continuing South 89°25'29" West a distance of 1010.01 feet; thence South 00°47'30" East, a distance of 410.00 feet; thence North 89°25'29" East parallel with the East/West centerline, a distance of 1010.01 feet; thence North 00°47'30" West a distance of 410.00 feet to the true point of beginning.

(Also known as Tract 7 of the Unrecorded Plat of Steelhead Bend or Panoramic Plateau).

EXCEPT from the above, that portion, if any, lying within Tracts 9, 10 and 22 of said unrecorded Plat of Steelhead Bend, and as conveyed by instrument recorded April 16, 1973 and May 11, 1973, under Auditor's File Nos. 783590 and 784878, records of Skagit County, Washington.

Situate in the County of Skagit, State of

Washington. **PARCEL B:**

An easement 100.00 feet in width for ingress, egress and utilities over and across Section 33, Township 35 North, Range 5 East, W.M., the centerline of which is described as follows:

Beginning at the East Quarter corner of said Section 33; thence South 89°25'29" West, along the East-West centerline of said Section 33 a distance of 1,000.00 feet; thence South 03°00'16" West a distance of 505.00 feet, more or less, to a point on the North line of the County road known as the Old Day Creek Road, said point also being the point of beginning of the herein described centerline; thence North 03°00'16" East a distance of 505.00 feet, more or less, to the East-West centerline of said Section 33; thence continuing North 03°00'16" East a distance of 250.43 feet; thence South 89°25'29" West, parallel with said East-West centerline of Section 33, a distance of 420.00 feet; thence North 00°33'37" East a distance of 410.00 feet; thence South 89°25'29" West, parallel with said East-West centerline of Section 33, a distance of 2,850.00 feet to the terminus of the herein described centerline.

Situate in the County of Skagit, State of Washington

End of Exhibit A

Exhibit B

1. Unrecorded easement, including the terms and provisions thereof, as disclosed by instrument recorded under Auditor's File No. 8206280026, records of Skagit County, Washington, and other instruments of record.

In Favor Of: Public Utility District No.

1 For: Water line

2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Recorded: March 19, 1903

Auditor's No.: 43441

Executed By: B. Melhime, et
ux As Follows:

Reserving coal, iron or oil, and also the use of such surface ground as may be necessary for mining operations, and the right of access to such reserved and excepted coal, iron or oil lands, for the purpose of exploring, developing and working the same.

3. Reservation contained in deed through which title is claimed from The Sound Timber Company, a corporation, dated November 6, 1911 in Volume 87 of Deeds, page 414, as follows:

"The grantor conveys the premises aforesaid subject to a reservation unto itself, its successors and assigns, of all mineral rights in the said premises with the right to ingress and egress over the said premises for the removal of the same."

4. EASEMENT, INCLUDING THE TERMS AND CONDITIONS

THEREOF: Purpose: Ingress, egress and utilities

Area Affected: The North 50 feet of said premises

Recorded: December 9, 1974

Auditor's File No.: 810950

5. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances Area Affected: See instrument for full particulars

Recorded: August 17, 1992

Auditor's File No.:

9208170070

6. Matters as disclosed by survey recorded November 20, 2003 under Auditor's File No. 200311200154, records of Skagit County, Washington.
(Affects portion of subject premises and other lands)
7. Matters as disclosed by survey recorded February 6, 2014 under Auditor's File No. 201402060028, records of Skagit County, Washington.

8. 8.Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on September 28, 2012 under Auditor's File No. 201209280159. Reference is made to said document for full particulars
9. Any questions as to Road Maintenance.

End of Exhibit B