Skagit County Auditor, WA

When recorded return to:

John Pickett Moolamanor, LLC 17531 W Big Lake Blvd Mount Vernon, WA 98274

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620050807

Chicago Title Company 620050807

#### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ken Collier and Roxi Collier, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Moolamanor, 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 LT. 1, 21-36-3

360321-0-016-0010 

Subject to:

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

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20221688 Apr 25 2022 Amount Paid \$9785.00 Skagit County Treasurer By Lena Thompson Deputy

Statutory Warrenty Deed (LPB 10-05) WA0000816.doc / Updated: 03.07.22

WA-CT-FNRV-02150.620019-620050807

# **STATUTORY WARRANTY DEED**

(continued)

Dated: April 20, 2022

Ken Collies

Roxi Collier

State of Washington

County of This record was acknowledged before me on 04/22/2022 by Ken Collier and Roxi Collier.

(Signature of notary public)

Notary Public in and for the State of Washing ton Residing at: Arthmeton My commission expires: Ou May 1073

Number Number

# **EXHIBIT "A"**

**Legal Description** 

360321-0-016-0010

For APN/Parcel ID(s): P47955 \ 60221c9-916x9949cxxxx

THE PORTION OF GOVERNMENT LOT 1, OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 3 EAST, W. M., DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION WHICH LIES NORTH 89 DEGREES 30' WEST. A DISTANCE OF 1079 FEET FROM THE NORTHEAST CORNER OF SAID SUBDIVISION:

THENCE SOUTH 44 DEGREES WEST. A DISTANCE OF 171.9 FEET TO A STAKE ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE HIGHWAY KNOWN AS CHUCKANUT DRIVE;

THENCE SOUTHEASTERLY, 197.6 FEET ALONG SAID NORTHEASTERLY LINE TO A STAKE, SAID STAKE HEREINAFTER REFERRED TO A POINT "X";

THENCE CONTINUE ALONG SAID NORTHEASTERLY LINE TO A POINT ON A LINE WHICH IS 50 FEET SOUTHEASTERLY OF A LINE DRAWN PARALLEL WITH A LINE DRAWN NORTH 40 DEGREES EAST FROM POINT "X";

THENCE NORTH 40 DEGREES EAST ALONG SAID PARALLEL LINE TO THE NORTH LINE OF SAID SUBDIVISION:

THENCE NORTH 89 DEGREES 30' WEST ALONG SAID NORTH LINE TO THE POINT OF **BEGINNING:** 

EXCEPT THAT SOUTHWESTERLY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF THE COUNTY ROAD KNOWN AS THE BLANCHARD ROAD.

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SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## **EXHIBIT "B"**

#### **Exceptions**

 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Pacific Northwest Traction Company

Purpose: Electric poles Recording Date: February 17, 1923

Recording No.: 162085

Affects: Westerly portion of said premises

 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: Samish Bay Logging Company

Recording Date: December 13, 1997

Recording No.: 209283

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

 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: Joe McCune and Gladys McCune, husband and wife

Recording Date: February 3, 1944

Recording No.: 368834

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

4. Agreement and the terms and conditions thereof:

Executed by: E.H. Davis and Genevieve Davis, husband and wife and Joe McCune and Gladys McCune, husband and wife

Recording Date: March 18, 1946

Recording No.: 389619

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

#### **EXHIBIT "B"**

Exceptions (continued)

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."

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

The followi	ng is part of the Purchase and S	Sale Agreement dated	March 16, 2022	<del></del>
between _	Moolamanor, LLC	Megan Pickett		("Buyer")
and	Suyer Ken Collier	Buyer. Roxi Collier		("Seller")
and	Soller	Seller		,
concerning	3061 Chuckanut Drive	Bow	WA 98232 State Zlp	(the "Property")
Resource I The land long core not make extending as presented the long long long mice.	aware that the Property may Lands Disclosure, Skagit County Lands Disclosure, Skagit County is disclosure applies to parcels and or designated or within 1/4 mag-term commercial significance mmercial activities occur or man-resource uses and may be in an arise from the use of chemit traction with associated activitiese, and odor. Skagit County has a priority use on designated Nepared to accept such incomposary Natural Resource Landanagement Practices and local, the case of mineral lands, applications of the case of mineral lands.	designated or within 1 mile of rural resource, fore in Skagit County. A variaty occur in the area that convenient or cause discoust; or from spraying, less, which occasionally os established natural resulatural Resource Lands, attibilities, inconvenienced operations when perfostate, and Federal law.  Oplication might be madehing, stockpilling, blasting to designated NR La	nile of designated ost or mineral reso riety of Natural Reat may not be concomfort to area repruning, harvesting generates traffic, source manageme and area resideres or discomfort formed in compliant de for mining-relag, transporting and area	agricultural - burce lands of esource Land mpatible with esidents. This ag or mineral dust, smoke, ent operations afts should be from normal, ace with Best ated activities d recycling of
Seller and Auditor's o	Buyer authorize and direct the ffice in conjunction with the deep	ne Closing Agent to red d conveying the Property	cord this Disclosu	ure with the County
Judy 1 Buyer	Foster 03/17/202:	Date Seller	Collar	3/23/22 Date
		Bosh	Collie	3/23/22