

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

Chicago Title Company
620050807

STATUTORY WARRANTY DEED

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

Amount Paid \$9785.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 20, 2022

Ken Collier
Ken Collier
Roxi Collier
Roxi Collier

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

Jana K Quinn
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Arlington
My commission expires: 06/29/2023

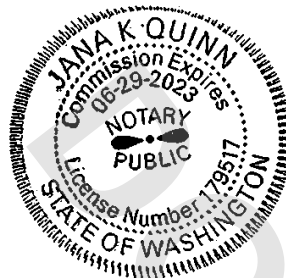


EXHIBIT "A"
Legal Description

360321-0-016-0010
For APN/Parcel ID(s): P47955 \ 360321-0-016-0010 XXXX

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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Exceptions**

1. 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

2. 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.

3. 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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 16, 2022
between Moolamanor, LLC Megan Pickett ("Buyer")
Buyer Buyer
and Ken Collier Roxi Collier ("Seller")
Seller Seller
concerning 3061 Chuckanut Drive Bow WA 98232 (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.

Authorized
Judy Foster 03/17/2022
Buyer Date

Buyer Date

Ken Collier 3/23/22
Seller Date

Roxi Collier 3/23/22
Seller Date