



202205100052

05/10/2022 02:39 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:

Brad Barton
Miles Sand & Gravel Company
400 Valley Ave NE
Puyallup, WA 98372

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 1927
MAY 10 2022

Amount Paid \$ 9785.-
Skagit Co. Treasurer
By *LT* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051294

CHICAGO TITLE

620051294

STATUTORY WARRANTY DEED

THE GRANTOR(S) Earl R. Curry and Katherine A. Curry, husband and wife as to Parcel A; and Earl R. Curry and Katherine A. Curry, who acquired title as Catherine A. Curry, Husband and Wife as to Parcel B

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Miles Sand & Gravel Company

the following described real estate, situated in the County of Skagit, State of Washington:

Parcel A:

That portion of the Southeast ¼ of the Northeast ¼ of Section 7, Township 35 North, Range 4 East, W.M., lying Easterly of the C.W. Green County Road.

Situate in the County of Skagit, State of Washington.

Parcel B:

The Southwest ¼ of the Northwest ¼ of Section 8, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

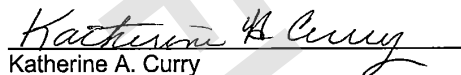
Tax Parcel Number(s): P35918 / 350407-1-009-0106, P35919 / 350407-1-009-0205, P35949 / 350408-2-003-0000

STATUTORY WARRANTY DEED
(continued)

Subject to:

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

Dated: May 3, 2022


Earl R. Curry
Katherine A. CurryState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Earl R. Curry and Katherine A. Curry
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.


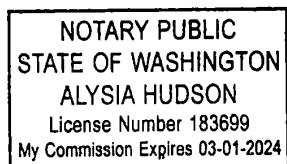
Dated: May 09. 2022
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2024

EXHIBIT "A"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Power & Light Company
 Purpose: Underground electric transmission and/or distribution system
 Recording Date: August 10, 1929
 Recording No.: Volume 151 of Deeds, Page 450
2. Title Notification, including the terms, covenants and provisions thereof
 Recording Date: August 18, 2003
 Recording No.: 200308180141
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Milo A. Stoen and Virginia Stoen, husband and wife; Glen J. Stoen, a single man; and Don L. Jones and Maxine H. Jones, husband and wife
 Purpose: ingress, egress and utilities
 Recording Date: October 1, 1987
 Recording No.: 8710010001
4. Lot Certificates, including the terms, covenants and provisions thereof
 Recording No.: 201001120064 Parcel A
 Recording No.: 201001120065 Parcel B
5. The Land has been classified as Farm and Agricultural Land 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 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: November 23, 1973
 Recording No.: 761026

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

EXHIBIT "A"

Exceptions
(continued)

Transfer thereof;

Recording Date: September 19, 1974
Recording No.: 807514

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

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 following is part of the Purchase and Sale Agreement dated March 29, 2022
between Vineyard Development Group LLC and/or Assigns ("Buyer")
Buyer
and Earl R. Curry Katherine A. Curry ("Seller")
Seller
concerning 7325 Butler Hill Road Burlington WA 98233 (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.

Authentisign
Vineyard Development Group LLC - Bill Sygitowicz, Manager
Buyer Date

Authentisign
Earl R Curry 03/31/22
Seller Date

Buyer Date

Authentisign
Katherine A Curry 03/31/22
Seller Date