

When recorded return to:
Andrew Kiesser
15548 Penn Road
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620051267

Escrow No.: 620051267

STATUTORY WARRANTY DEED

THE GRANTOR(S) Todd Jacobsen and Billie Jacobsen, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Andrew Kiesser, an unmarried man

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 OF E 1/2 W 1/2 NW 1/4 SE 1/4 OF 24-34-3

Tax Parcel Number(s): P22520 / 340324-0-008-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222026

May 16 2022

Amount Paid \$8859.40
Skagit County Treasurer
By Lena Thompson Deputy

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STATUTORY WARRANTY DEED
(continued)

Dated: May 4, 2022

Todd Jacobsen
Todd Jacobsen
Billie Jacobsen
Billie Jacobsen

State of Washington
County of Skagit

This record was acknowledged before me on 5-4-22 by
Todd Jacobsen and Billie Jacobsen

Jennifer Brazil
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Skagit County
My commission expires: 7-25-2024

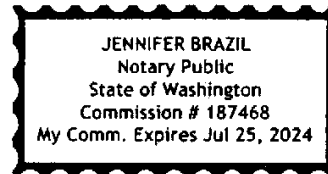


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P22520 / 340324-0-008-0001

THAT PORTION OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 165 FEET EAST AND 144 FEET SOUTH OF THE INTERSECTION OF THE SOUTH LINE OF THE MCLEAN ROAD, AND THE WEST LINE OF SAID SUBDIVISION;

THENCE SOUTH 90 FEET;

THENCE EAST 165 FEET, MORE OR LESS, TO THE WEST LINE OF THE COUNTY ROAD;

THENCE NORTH ALONG THE WEST LINE OF THE COUNTY ROAD 90 FEET TO A POINT EAST OF THE POINT OF BEGINNING;

THENCE WEST TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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."

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.