

When recorded return to:

Andrew T. Beauchamp and Linda K. Beauchamp
7177 State Route 9
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051352

CHICAGO TITLE

620051352

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shane R. Hamilton and Patricia L. Hamilton, 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 Andrew T. Beauchamp and Linda K. Beauchamp, a married
couple

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.)

LT 4, SP NO. 91-03; PTN OF GOVT LT 1 OF 7-35-5

Tax Parcel Number(s): P101601 / 350507-0-031-0300,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222324

Jun 03 2022

Amount Paid \$16905.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED (continued)

Dated: May 20, 2022

Shane R. Hamilton
Shane R. Hamilton

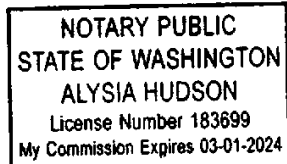
Patricia L. Hamilton
Patricia L. Hamilton

State of Washington
County of Skagit

This record was acknowledged before me on May 31, 2022 by Shane R. Hamilton.

Alysia Hudson
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Arington
My commission expires: 03.01.2024



State of Washington
County of Skagit

This record was acknowledged before me on May 31, 2022 by Patricia L. Hamilton.

Alysia Hudson
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Arington
My commission expires: 03.01.2024

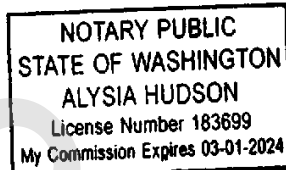


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P101601 / 350507-0-031-0300 and

LOT 4, SKAGIT COUNTY SHORT PLAT NO. 91-03 APPROVED JUNE 10, 1992, RECORDED JULY 13, 1992, IN VOLUME 10 OF SHORT PLATS, PAGES 100 AND 101, UNDER AUDITOR'S FILE NO. 9207130049, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPTING THEREFROM THAT PORTION OF LOT 4 OF SHORT PLAT NO. 91-03 AS APPROVED JULY 10, 1992, AND RECORDED JULY 13, 1992, IN VOLUME 10 OF SHORT PLATS, PAGES 100 AND 101, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING IN GOVERNMENT LOT 1 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4, ALSO BEING THE SOUTHEAST CORNER OF LOT 1 OF SHORT PLAT;
THENCE 88°47'08" EAST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 96.00 FEET;
THENCE NORTH 00°02'52" WEST PARALLEL WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 104.35 FEET;
THENCE SOUTH 88°47'08" WEST PARALLEL WITH SAID SOUTH LINE OF LOT 4, A DISTANCE OF 96.00 FEET TO SAID EAST LINE OF LOT 1;
THENCE SOUTH 00°02'52" EAST ALONG SAID EAST LINE A DISTANCE OF 104.35 FEET TO THE POINT OF BEGINNING;
AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF LOT 4 OF SAID SHORT PLAT;
THENCE SOUTH 0°30'34" EAST, A DISTANCE OF 783.91 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 0°30'34" EAST ALONG THE EAST LINE OF SAID LOT 4;
THENCE NORTH 310 FEET, MORE OR LESS, TO THE CENTERLINE OF AN EXISTING CREEK BEING A TRIBUTARY OF THE HANSEN CREEK SYSTEM;
THENCE SOUTHWESTERLY ALONG THE THREAD OF SAID CREEK 350 FEET, MORE OR LESS, TO A POINT ON SAID CENTERLINE OF CREEK FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 88°47'08" WEST;
THENCE NORTH 88°47'08" EAST 60 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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: Glacier Park Company, a Minnesota corporation
Recording Date: June 2, 1954
Recording No.: 502941
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company, a Washington corporation
Purpose: right of way
Recording Date: September 13, 1972
Recording No.: 775750
Affects: the land herein and other land
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: ingress, egress and utility purposes
Recording Date: April 20, 1977
Recording No.: 854972
Affects: the land herein and other land
4. Agreement, and the terms and conditions thereof:

Executed by: Thomas, Inc. and Dean Hamilton
Recording Date: August 4, 1997
Recording No.: 9708040097
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 91-03:

Recording No.: 9207130049
6. Lot of Record Certification and the terms and conditions thereof:

Recording Date: February 15, 2006
Recording No.: 200602150138

EXHIBIT "B"**Exceptions
(continued)**

7. Maintenance Agreement Contract, and the terms and conditions thereof:

Recording Date: August 14, 2006
Recording No.: 200608140033

8. Protected Critical Area Site Plan, and the terms and conditions thereof:

Recording Date: February 27, 2007
Recording No.: 200702270153

Said document replaces auditor file no.: 200608150177.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Transmission, distribution and sale of electricity
Recording Date: August 12, 2013
Recording No.: 201308120129
Affects: as described in said instrument

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

12. 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."

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 06, 2022
between Andrew T. Beauchamp Linda K. Beauchamp ("Buyer")
Buyer Buyer
and Shane R Hamilton Patricia L Hamilton ("Seller")
Seller Seller
concerning 7177 State Route 9 Sedro Woolley WA 98284 (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.

Authenti
Andrew T. Beauchamp 04/06/2022
Buyer Date
Authenti
Linda K. Beauchamp 04/06/2022
Buyer Date

Authenti
Shane R Hamilton 04/07/22
Seller Date
Authenti
Patricia L Hamilton 04/07/22
Seller Date