

When recorded return to:
Jeremy J. Jules and Elissa C. Jules
28707 Minkler Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620051452

Escrow No.: 620051452

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Ripley and Karen Ripley, 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 Jeremy J. Jules and Elissa C. Jules, 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.)

PTN N 1/2 NE 1/4 14-35-5

Tax Parcel Number(s): P39033 / 350514-0-005-0102

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222328

Jun 03 2022

Amount Paid \$7765.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 26, 2022

David Ripley
David Ripley

Karen Ripley
Karen Ripley

State of washington
County of SKagit

This record was acknowledged before me on May 31, 2022 by David Ripley and Karen Ripley.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of washington
My commission expires: 03-01-2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P39033 / 350514-0-005-0102

THAT PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4, SECTION 14, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE RIGHT OF WAY OF THE PUGET SOUND AND BAKER RIVER RAILROAD, 1,010.2 FEET EAST OF THE CENTERLINE OF SAID SECTION 14; RUNNING THENCE EASTERLY ALONG SAID NORTH LINE 330 FEET; THENCE NORTH 9°40' EAST 153.2 FEET; THENCE NORTH 72°26' WEST 350 FEET; THENCE SOUTH TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR SECONDARY STATE HIGHWAY NO. 17-A BY DEED DATED FEBRUARY 6, 1948, AND RECORDED UNDER AUDITOR'S FILE NO. 415709.

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 granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line(s) together with necessary appurtenances and the rights granted therein
Recording Date: January 30, 1986
Recording No.: 8601300042
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Thomas A. Peterson and Beverly Peterson, husband and wife
Purpose: Grant of Easement
Recording Date: October 10, 2014
Recording No.: 201410100106
Affects: Portion of said premises
3. City, county or local improvement district assessments, if any.
4. 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."