

When recorded return to:
Timothy R Huff
421 Haines Street
Sedro Woolley, WA 98284

CHICAGO TITLE
620051247

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald A Lake, Jr., who acquired title as Ronald A Lake and Brittney M Lake, 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 Timothy R Huff, 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 S 1/2 S 1/2 SE 1/4 NE 1/4 4-34-3, SKAGIT CO., WA

Tax Parcel Number(s): P21890 / 340314-0-050-0000,

Subject to:

1. See Exhibit "B" attached hereto and made a part hereof

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222364

Jun 07 2022

Amount Paid \$11565.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 18, 2022

Ronald A Lake, Jr.
Ronald A Lake, Jr.
Brittney M Lake
Brittney M Lake

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ronald A Lake, Jr. and Brittney M Lake are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 26 2022
Cheryl A Goodwin
Name: CHERYL A. GOODWIN
Notary Public in and for the State of WASHINGTON
Residing at: EVERETT
My appointment expires: 2-24-24

NOTARY PUBLIC
STATE OF WASHINGTON
CHERYL A. GOODWIN
License Number 190358
My Commission Expires 02-24-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P21890 / 340314-0-050-0000

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.,

DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, WHICH POINT BEARS NORTH 88°42'01" WEST, A DISTANCE OF 387.94 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;
THENCE NORTH 00°58'14" EAST, A DISTANCE OF 20.00 FEET, TO A POINT ON THE NORTH LINE OF THE DONNELLY COUNTY ROAD, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00°58'14" EAST A DISTANCE OF 311.25 FEET;
THENCE NORTH 88°42'01" WEST, A DISTANCE OF 120.00 FEET;
THENCE SOUTH 00°58'14" WEST, A DISTANCE OF 311.25 FEET, TO A POINT ON THE NORTH LINE OF SAID COUNTY ROAD;
THENCE SOUTH 88°42'01" EAST ALONG THE NORTH LINE OF SAID COUNTY ROAD, A DISTANCE OF 120.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"
EXCEPTIONS**

Order No.: RES70193455

1. Title Notification - Special Flood Hazard Area, including the terms, covenants and provisions thereof;

Recording Date: June 8, 2009
Recording No.: 200906080058

2. Title Notification, including the terms, covenants and provisions thereof;

Recording Date: June 8, 2009
Recording No.: 200906080059
Regarding: Development activities on or adjacent to designated natural resource lands

3. 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."

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