

**When recorded return to:**  
Colleen Raney and Hanzaburo Araki  
16603 West Kamb Road  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620051185

**CHICAGO TITLE**  
620051185

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert J. Henderson and Melody A. Henderson, 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 Colleen Raney and Hanzaburo Araki, 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. SW SE, 35-34-3E, W.M.

Tax Parcel Number(s): P23162 / 340335-0-017-0106, P23204 / 340335-4-006-0101

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

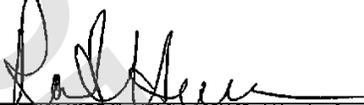
Affidavit No. 20222387

Jun 08 2022

Amount Paid \$7525.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 3, 2022

  
\_\_\_\_\_  
Robert J. Henderson

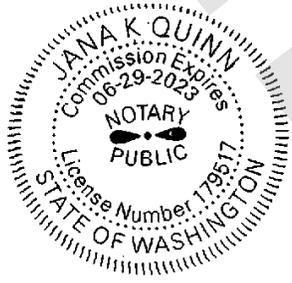
  
\_\_\_\_\_  
Melody A. Henderson

State of Washington  
County of Snohomish

This record was acknowledged before me on 06/03/2022 by Robert J. Henderson and Melody A. Henderson.

  
\_\_\_\_\_  
(Signature of notary public)

Notary Public in and for the State of Washington  
Residing at Arlington  
My commission expires: 06/19/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P23162 / 340335-0-017-0106 and P23204 / 340335-4-006-0101**

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Parcel "A":

That portion of the Southwest  $\frac{1}{4}$  of the Southeast of Section  $\frac{1}{4}$  of Section 35, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at a point 525 feet East of the Southwest corner of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  said point being the Southwest corner of that certain Tract of land conveyed to Clarence E. Reed and Alice B. Reed, Husband and Wife, by Deed recorded July 7, 1971, under Auditor's File Number 755044 and the true point of beginning of this description;

Thence North along the West line of said Tract a distance of 528 feet the Northwest corner thereof;

Thence West parallel to and a distance of 528 feet North of the South line of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  a distance of 95 feet;

Thence South parallel to and 430 feet East of the West line of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  to the South line thereof;

Thence East along said South line of distance of 95 feet to the true point of beginning

Except County Road along the South line thereof and ditch rights of way,

Also except the following described Tract:

BEGINNING at a point of Intersection of the East line of the West, 660 feet (40 Rods) of the said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  with the North line of the County Road;

Thence West along said County Road 150 feet, to the true point of beginning;

Thence North, 125 feet;

Thence West at right angles 80 feet;

Thence South at right angles to the North line of the County road;

Thence East along the County Road to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "B":

The East, 135 feet of the West, 660 feet of the South, 528 feet of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 35, Township 34 North, Range 3 East, W.M.,

Except Roads.

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