

When recorded return to:

Christopher Peterson and Michelle Peterson
1243 Red Ranch Cir
Cedar Park, TX 78613

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051640

CHICAGO TITLE

620051640

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jonah D. Hopley and Shelby S. Hopley, 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 Christopher Lee Peterson and Michelle Peterson, husband and wife

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. Lot 1, Short Plat No. PL05-0132 in G.L. 4, 26-36-2E, W.M.

Tax Parcel Number(s): P123405 / 3602-260-030-0109

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222442

Jun 13 2022

Amount Paid \$14235.00

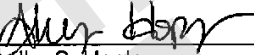
Skagit County Treasurer


By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 6, 2022



Jonah D. Hopley

Shelby S. HopleyState of WashingtonCounty of SkaagitThis record was acknowledged before me on 06/08/2022 by
Jonah D. Hopley and Shelby S. Hopley

(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123405 / 3602-260-030-0109

Lot 1 of Short Plat No. PL05-0132, approved September 29, 2005 and recorded September 30, 2005, under Auditor's File No. 200509300028, records of Skagit County, Washington, being a portion of Government Lot 4, Section 26, Township 36 North, Range 2 East, W.M.,

EXCEPT that portion of said Lot 1 described as follows:

Beginning at the Northeast corner of Lot 1 of said Short Plat No. PL05-0132;
thence South along the East line of said Lot 1, a distance of 165.00 feet;
thence North 89°44'30" West along the boundary of said Lot 1, a distance of 39.10 feet;
thence South along the Easterly boundary of said Lot 1, a distance of 26.78 feet;
thence North 89°44'30" West parallel to the North line of said Lot 1, a distance of 325.70 feet, more or less, to a point of intersection with the Southerly projection of the East line of Lot 3 of Short Plat No. 18-78, approved May 11, 1978, recorded May 11, 1978, in Volume 2 of Short Plats, page 210, under Auditor's File No. 879338, records of Skagit County, Washington;
thence North along the East line of said Lot 3 and the Southerly projection thereof, a distance of 191.78 feet to the Northeast corner of said Lot 3 of Short Plat No. 18-78;
thence South 89°44'30" East along the North line of said Lot 1 of Short Plat No. PL05-0132, a distance of 364.80 feet to the point of beginning of this property description.

AND ALSO EXCEPT that portion of said Lot 1 described as follows:

Beginning at the most Northwesterly corner of Lot 1 of said Short Plat No. PL05-0132, said point being also the Northeast corner of Lot 3 of Short Plat No. 18-78 as per plat approved May 11, 1978 and recorded May 11, 1978 in Volume 2 of Short Plats, page 210, under Auditor's File No. 879338;
thence South along the East line of said Lot 3 of Short Plat No. 18-78 and West line of said Lot 1 of Short Plat No. PL05-0132, a distance of 125.00 feet;
thence North 89°44'30" West along the South boundary of said Lot 3 and the North boundary of said Lot 1 a distance of 125.00 to the Southwest corner of said Lot 3 and the true point of beginning of this property description;
thence continuing North 89°44'30" West along the North boundary of said Lot 1, a distance of 120.00 feet to the East margin of that 60 foot wide county road commonly referred to as the G. Loop Road;
thence South along the East margin of said road, a distance of 25.00 feet;
thence South 89°44'30" East, a distance of 120.00 feet;
thence North a distance of 25.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington

EXHIBIT "B"

Exceptions

1. 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. 18-78:

Recording No: 879338
2. 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. PL05-0132:

Recording No: 200509300028
3. Skagit County Planning & Development Services Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: September 30, 2005
Recording No.: 200509300029
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County, Washington
Purpose: protected critical area, Category III wetland
Recording Date: September 30, 2005
Recording No.: 200509300030
Affects: the land herein and other land
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 Survey:

Recording No: 200709050083

EXHIBIT "B"Exceptions
(continued)

6. Side Sewer Easement

Recording Date: July 16, 2010
Recording No.: 201007160045
Width: 8 feet
Affects: An undisclosed portion of said Land along the line as constructed

7. Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:

Recording Date: December 26, 2018
Recording No.: 201812260050

8. 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."

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

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 05-22-22
between Christopher Peterson Michelle Peterson ("Buyer")
Buyer Buyer
and Jonah D. Hopley Shelby S. Hopley ("Seller")
Seller Seller
concerning 4899 G Loop Rd Bow WA 98232 (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.

Authenticated
Christopher Peterson 05/22/22
Buyer Date

Authenticated
Michelle Peterson 05/23/22
Buyer Date

Authenticated
Jonah D. Hopley 05/14/2022
Seller Date

Authenticated
Shelby S. Hopley 05/12/2022
Seller Date