

**When recorded return to:**  
Christopher Artt and Megan Artt  
11364 Farm to Market 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.: 620051733

**CHICAGO TITLE**

620051733

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222843

Jul 11 2022

Amount Paid \$17287.70

Skagit County Treasurer

By Josie Bear Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Justin Alton Fuller and Jamie Janette Fuller, 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 Christopher Artt and Megan Artt, husband and wife and Patricia Ann Artt, an unmarried woman

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 OF E 1/2 SE 1/4 NE 1/4 OF 32-35-3

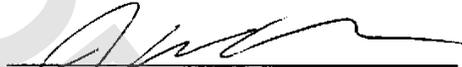
Tax Parcel Number(s): P35229 / 350332-1-011-0102

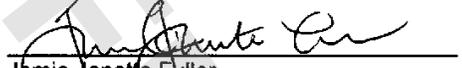
Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 27, 2022

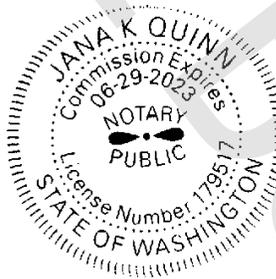
  
Justin Alton Fuller

  
Jamie Janette Fuller

State of Washington  
County of Skaagit

This record was acknowledged before me on 06/29/2022 by  
Justin Alton Fuller and Jamie Janette Fuller

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P35229 / 350332-1-011-0102**

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THE NORTH 334.88 FEET OF THE SOUTH 737.00 FEET OF THE EAST HALF OF THE  
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 35  
NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT RIGHT-OF-WAY FOR STATE ROAD NO. 1-C (ALSO KNOWN AS SSH-537).

ALSO EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD RIGHT-OF-WAY,  
AS DESCRIBED UNDER AUDITOR'S FILE NO. 200102230073, MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32;  
THENCE ALONG THE CENTERLINE OF RIGHT-OF-WAY OF FARM TO MARKET ROAD (NO.  
31010) N01°46'44"W, 403.18 FEET, TO A POINT ON SAID CENTERLINE;  
THENCE AT A RIGHT ANGLE S88°13'16"W, 20.00 FEET TO THE WEST RIGHT-OF-WAY OF SAID  
FARM TO MARKET ROAD AND THE TRUE POINT OF BEGINNING;  
THENCE LEAVING SAID WEST RIGHT-OF-WAY N89°34'51"W, 20.01 FEET;  
THENCE PARALLEL TO SAID WEST RIGHT-OF-WAY N01°46'44"W, 335.13 FEET;  
THENCE S89°34'51"E 20.01 FEET TO SAID WEST RIGHT-OF-WAY;  
THENCE S01°46'44"E, 335.13 FEET TO THE TRUE POINT OF BEGINNING

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: September 14, 1972  
Recording No.: 774090

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  
Purpose: Electric transmission and/or distribution line  
Recording Date: November 19, 1991  
Recording No.: 9111190064  
Affects: Portion of said premises

3. Aerobic Treatment Unit Service Agreement, including the terms, covenants and provisions thereof;

Recording Date: July 9, 2004  
Recording No.: 200407090110

4. Right to Manage Natural Resource Lands Disclosure including the terms, covenants and provisions thereof

Recording Date: December 20, 2017  
Recording No.: 201712200073

5. Avigation Easement between the Port of Skagit County and Justin Fuller and Jamie Fuller including the terms, covenants and provisions thereof

Recording Date: May 15, 2018  
Recording No.: 201805150087

6. Airport and Aircraft Operations and Noise Disclosure including the terms, covenants and provisions thereof

Recording Date: May 15, 2018  
Recording No.: 201805150086

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

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

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 Skagit County Short Card No. PL-19-0351:

Recording No: 202104020137

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