

**When recorded return to:**

Ali Falamarz-Fouladi and Mahnaz Lari  
9455 Chuckanut Drive  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620052002

**CHICAGO TITLE**

620052002

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jacob Reid Poolman and Tiffany Marie Poolman, 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 Ali Falamarz-Fouladi and Mahnaz Lari, 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 OF LT 13, L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1

Tax Parcel Number(s): P68642 / 3989-001-013-0309

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223418

Aug 19 2022


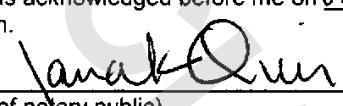
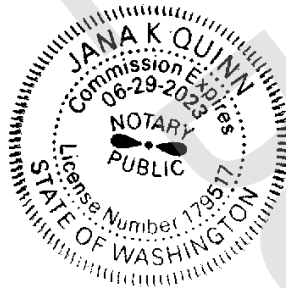
Amount Paid \$8895.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 17, 2022

  
\_\_\_\_\_  
Jacob Reid Poolman  
\_\_\_\_\_  
Tiffany Marie PoolmanState of WashingtonCounty of SkaagitThis record was acknowledged before me on 08/17/2022 by Jacob Reid Poolman and Tiffany Marie Poolman.  
\_\_\_\_\_  
(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): P68642 / 3989-001-013-0309**

THAT PORTION OF LOT 13, L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 69, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT A DISTANCE OF 300 FEET NORTH OF ITS SOUTHEAST CORNER;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE, WHICH IF EXTENDED WOULD INTERSECT THE SOUTH LINE OF SAID TRACT A DISTANCE OF 300 FEET WEST OF ITS SOUTHEAST CORNER, TO THE EASTERLY LINE OF THE STATE HIGHWAY;

THENCE NORTHWESTERLY ALONG SAID HIGHWAY LINE TO A POINT A DISTANCE OF 137 FEET NORTHWESTERLY (MEASURED AT RIGHT ANGLES) FROM THE LAST DESCRIBED LINE;

THENCE NORTHEASTERLY PARALLEL WITH SAID LINE TO THE EAST LINE OF SAID TRACT 13;

THENCE SOUTH TO THE POINT OF BEGINNING;

EXCEPT THE SOUTHEASTERLY 30 FEET;

ALSO, THAT PORTION OF TRACT 13, OF L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 69, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 13, WHICH POINT BEARS NORTH 03°22'50" WEST A DISTANCE OF 33.11 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;

THENCE NORTH 03°22'50" WEST ALONG THE EAST LINE OF SAID TRACT 13 A DISTANCE OF 340.83 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO WILLIAM F. LEARNED BY DEED RECORDED UNDER AUDITOR'S FILE NO. 375160, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 43°54'39" WEST ALONG THE NORTHWESTERLY LINE OF SAID LEARNED TRACT A DISTANCE OF 191.45 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 43°54'39" WEST A DISTANCE OF 156.37 FEET TO THE NORTHEASTERLY BOUNDARY OF CHUCKANUT DRIVE;

THENCE SOUTH 44°06'45" EAST ALONG SAID CHUCKANUT DRIVE A DISTANCE OF 1.38 FEET;

THENCE NORTH 45°57'18" EAST A DISTANCE OF 156.03 FEET;

THENCE NORTH 41°51'03" WEST A DISTANCE OF 6.96 FEET TO THE TRUE POINT OF BEGINNING.

**EXHIBIT "A"**  
Legal Description  
(continued)

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 the Plat of L.W.L. Co's Samish River Acreage, Plat No. 1:  
  
Recording No: 68012
2. Title Notification - Development Activities on or Adjacent to Designated Natural Resource Land, and the terms and conditions thereof:  
  
Recording Date: December 31, 2002  
Recording No.: 200212310039
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: August 26, 2003  
Recording No.: 200308260205  
Matters shown: Encroachment of a fence onto the Northwesterly portion of said premises by approximately 26.30 feet
4. Right, title and interest of property owners adjacent on the Northwest to that portion of said premises Northwesterly of said encroaching fence.
5. 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

**EXHIBIT "B"**

Exceptions  
(continued)

NR Lands."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2022  
Tax Account No.: P68642 / 3989-001-013-0309  
Levy Code: 1140  
Assessed Value-Land: \$178,900.00  
Assessed Value-Improvements: \$219,500.00

General and Special Taxes:

Billed: \$3,706.16  
Paid: \$1,853.12  
Unpaid: \$1,853.04