

When recorded return to:
Luke Howard
39278 Cape Horn Road
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052646

CHICAGO TITLE
620052646

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Mills, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Luke Howard, 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 SW 1/4 NE 1/4 SW 1/4 SEC 15-35-7E, W.M.

Tax Parcel Number(s): P42688 / 350715-0-010-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223801

Sep 15 2022

Amount Paid \$6405.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 8, 2022



Joshua Mills

State of Washington
County of Skagit

This record was acknowledged before me on 9-9-2022 by Joshua Mills.



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P42688 / 350715-0-010-0003

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE SOUTH SIDE OF THE CAPE HORN COUNTY ROAD AS IT EXISTED ON JULY 30, 1966, INTERSECTS THE CENTERLINE OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 414.69 FEET;
THENCE EAST 206.36 FEET;
THENCE NORTH 427.31 FEET TO THE SOUTH MARGIN OF SAID COUNTY ROAD;
THENCE SOUTH 86°33' WEST 209.35 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Agreement and the terms and conditions thereof:
Recording Date: June 6, 1994
Recording No.: 9406060151
Affect: Sewage system
2. Notice that this parcel is located near or adjacent to property designated agricultural or forestry land as disclosed by instrument recorded under Recording No. 200412150154, records of Skagit County, Washington.
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.



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

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

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 19, 2022
between Luke Howard ("Buyer")
Buyer Buyer
and Joshua Mills ("Seller")
Seller Seller
concerning 39278 Cape Horn Rd Concrete WA 98237 (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.

Authenticator
Luke Howard 08/20/22
Buyer Date

Authenticator
Joshua Mills 08/19/2022
Seller Date

Buyer Date

Seller Date