

When recorded return to:

Steven R. Sorbo
26656 Ridgewood Lane
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE
620052663

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245453209

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael S. Jenkins and Theresa K. Jenkins, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Steven R. Sorbo, an unmarried person and JoLisa E Erickson, an unmarried person

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 W 1/2 SE 1/4 OF 9-35-5

Tax Account No.: P38765 / 350509-4-002-0203

Tax Parcel Number(s): P38765, 350509-4-002-0203

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223850

Sep 16 2022

Amount Paid \$11458.20

Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 2, 2022

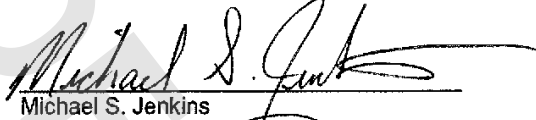

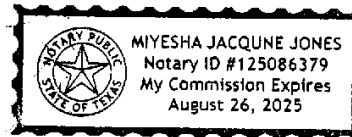

Michael S. Jenkins
Theresa K. JenkinsState of TEXAS
County of FULTONThis record was acknowledged before me on September 7, 2022 by Michael S. Jenkins and Theresa K. Jenkins.
(Signature of notary public)Notary Public in and for the State of TEXASMy commission expires: August 26, 2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38765 / 350509-4-002-0203

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 0°15'35" EAST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 1,540.21 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING NORTH 0°15'35" EAST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 371.60 FEET;
THENCE SOUTH 88°51'53" WEST, A DISTANCE OF 600.17 FEET;
THENCE SOUTH 0°15'35" WEST, A DISTANCE OF 354.40 FEET;
THENCE SOUTH 88°29'40" EAST, A DISTANCE OF 600.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES, OVER AND ACROSS A STRIP OF LAND IN SAID WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9, AND THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, OF SAID TOWNSHIP LYING NORTH OF STATE ROUTE NO. 20 (FORMERLY SECONDARY STATE HIGHWAY NO. 17-A), DESCRIBED AS FOLLOWS:

AN EASEMENT 60 FEET IN WIDTH, LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9;
THENCE SOUTH 89°13'20" WEST ALONG THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 30.00 FEET;
THENCE SOUTH 0°15'35" WEST PARALLEL WITH THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 140.46 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROUTE NO. 20, AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS EASEMENT CENTERLINE DESCRIPTION;
THENCE NORTH 0°15'35" EAST PARALLEL WITH THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 141.17 FEET;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 150.63 FEET;
THENCE NORTH 86°02'40" WEST, A DISTANCE OF 34.51 FEET;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 131.09 FEET;
THENCE NORTH 48°29'25" WEST, A DISTANCE OF 252.28 FEET;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 188.93 FEET;
THENCE NORTH 5°38'00" EAST, A DISTANCE OF 106.03 FEET;

THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, AN ARC DISTANCE OF 201.97 FEET;
THENCE NORTH 5°56'20" WEST, A DISTANCE OF 156.56 FEET;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 114.49 FEET;
THENCE NORTH 71°32'20" WEST, A DISTANCE OF 96.11 FEET;
THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 119.34 FEET;
THENCE NORTH 3°09'50" WEST, A DISTANCE OF 77.53 FEET;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 111.11 FEET;
THENCE NORTH 45°36'15" WEST, A DISTANCE OF 342.31 FEET;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 439.66 FEET;
THENCE NORTH 17°22'20" EAST, A DISTANCE OF 248.65 FEET TO THE POINT OF ENDING OF THIS 60 FOOT

EXHIBIT "A"
Legal Description

WIDE EASEMENT.
AND AN EASEMENT 40 FEET IN WIDTH LYING 20 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE POINT OF ENDING OF THE ABOVE DESCRIBED 60 FOOT WIDE EASEMENT;
THENCE SOUTH 89°33'10" EAST, A DISTANCE OF 361.34 FEET;
THENCE SOUTH 46°08'20" EAST, A DISTANCE OF 235.59 FEET;
THENCE SOUTH 37°19'00" EAST, A DISTANCE OF 102.19 FEET;
THENCE SOUTH 52°18'20" EAST, A DISTANCE OF 104.43 FEET TO A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED TRACT OF LAND WHICH POINT BEARS NORTH 88°51'53" EAST, A DISTANCE OF 180.60 FEET FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND WHICH POINT IS THE POINT OF ENDING OF THIS 40 FOOT WIDE EASEMENT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS:

Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 502941

The Company makes no representations about the present ownership of these reserved and excepted interests.

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Electric distribution and/or distribution line, together with necessary appurtenances
Recording Date: October 24, 1972
Recording No.: 755750
Affects: Portion of said premises

Road Maintenance Agreement and the terms and conditions thereof:

Recording Date: May 21, 2007
Recording No.: 200705210119

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."

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