

When recorded return to:

**Benny Chao
8320 NE 163rd Place
Kenmore, WA 98028**

Filed for Record at Request of
Northwest Escrow, LLC
Escrow Number: 22-1834

**CHICAGO TITLE COMPANY
620052720**

Statutory Warranty Deed

THE GRANTOR Rick C. Bachmann, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Benny Chao and Ho Yan Sandra Chao, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. SW, 13-34-3E, W.M.

Tax Parcel Number(s): **P21810 / 340313-0-125-0002**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224021

Sep 30 2022

Amount Paid \$7365.00
Skagit County Treasurer
By Lena Thompson Deputy

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER WHICH IS 620 FEET EAST OF THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 0°04' WEST 26 FEET TO A FENCE LINE AS IT EXISTED ON FEBRUARY 20, 1956;

THENCE SOUTH 89°56' EAST ALONG SAID FENCE LINE 720.3 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF THE MEMORIAL HIGHWAY;

THENCE NORTH 52°01' WEST ALONG THE SOUTHWESTERLY LINE OF SAID HIGHWAY TO ITS INTERSECTION WITH A LINE THAT IS 2.5 FEET NORTH, AS MEASURED AT RIGHT ANGLES FROM SAID FENCE LINE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN LAST DESCRIBED TRACT CONVEYED TO WALTER N. STEEL, ET UX, BY DEED DATED MARCH 9, 1956, RECORDED APRIL 6, 1956, UNDER AUDITOR'S FILE NO. 534116, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID MEMORIAL HIGHWAY, A DISTANCE OF 150 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF A TRACT CONVEYED TO T.J. ANDERSON, ET UX, BY DEED RECORDED OCTOBER 7, 1968, UNDER AUDITOR'S FILE NO. 719014, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID ANDERSON TRACT TO THE SOUTH LINE OF THE AFOREMENTIONED STEEL TRACT;

THENCE EAST ALONG THE SOUTH LINE OF SAID STEEL TRACT TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO'S ATTCHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Dated September 20, 2022

[Signature]
Rick C. Bachmann

STATE OF Washington
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Rick C. Bachmann
is the person who appeared before me, and said person acknowledged that he/she
signed this instrument and acknowledge it to be his/her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 09/28/22

[Signature]
Notary Public in and for the State of Washington
Residing at 1200 1st St NW
My appointment expires: 05-21-2026



Escrow No.: 22-1834

Exhibit "A"

Subject to:

Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area:

Recording Date: November 29, 2001
Recording No.: 200111290014

Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands:

Recording Date: November 29, 2001
Recording No.: 200111290015

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."

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