

When recorded return to:
Ryder G Rivers and Miriah L Rivers
15371 Josh Wilson Road
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052777

CHICAGO TITLE
620052777

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Hallman and Kristi A. Hallman, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ryder G Rivers and Miriah L Rivers, 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 E 1/2 SW 1/4 SE 1/4 SW 1/4 27-35-03

Tax Parcel Number(s): P34873 / 350327-3-003-0105

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224022

Sep 30 2022

Amount Paid \$7645.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 28, 2022

Richard Hallman
Richard Hallman

Kristi A. Hallman
Kristi A. Hallman

State of AR
County of POPE

This record was acknowledged before me on 9/29/22 by Richard Hallman and Kristi A. Hallman.

Ronald D Hall
(Signature of notary public)
Notary Public in and for the State of AR
My commission expires: 11/11/31

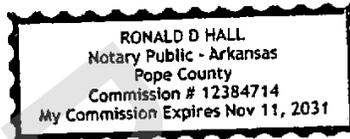


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P34873 / 350327-3-003-0105

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THOSE PORTIONS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEEDS DATED MARCH 25, 1911 AND JUNE 4, 1912, AND RECORDED FEBRUARY 2, 1914 AND MARCH 31, 1914, IN VOLUME 96 OF DEEDS, PAGES 81 AND 377.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: May 6, 1985
Recording No.: 8505060020
Matters shown: Encroachment of a fence onto the property to the West by varying amounts and possible encroachment of a fence along the Northerly line of said premises
2. Notice of On-Site Sewage System Status including the terms, covenants and provisions thereof
Recording Date: September 10, 1992
Recording No.: 9209100053
3. Affect, if any, of Acknowledgment of Permissive Use (Amended) including the terms, covenants and provisions thereof:
Recording Date: May 2, 1996
Recording No.: 9605020063

and Re-Recording Date: May 20, 1996
and Re-Recording No.: 9605200133

Said grantor Jim Beernink had no interest in said premises at the time of recording.
4. Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:
Recording Date: November 22, 2017
Recording No.: 201711220055
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
7. 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

EXHIBIT "B"

Exceptions
(continued)

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."

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 02, 2022
between Miriah Rivers Ryder Rivers ("Buyer")
Buyer Buyer
and Richard Hallman Kristi A Hallman ("Seller")
Seller Seller
concerning 15371 Josh Wilson Road Burlington WA 98233 (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.

Authentisicor
Miriah Rivers 09/02/2022
Buyer Date

Authentisicor
Richard Hallman 09/03/22
Seller Date

Authentisicor
Ryder Rivers 09/02/2022
Buyer Date

Authentisicor
Kristi A Hallman 09/03/22
Seller Date