

**When recorded return to:**

Bailey Ryan Lynch and Dylan Ryan Lynch  
27393 Minkler Road  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245454300

**CHICAGO TITLE COMPANY**  
**620052601**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sean William Doyle and Chelsea Rae Doyle, 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 Bailey Ryan Lynch and Dylan Ryan Lynch, 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 E 1/2 E 1/2 NW 1/4 OF 15-35-5

Tax Parcel Number(s): P39113 / 350515-0-010-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

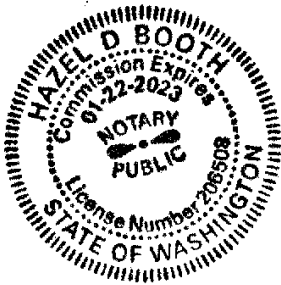
Affidavit No. 20224745

**Nov 30 2022**

Amount Paid \$7445.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 21, 2022

  
Sean William Doyle  
Chelsea Rae DoyleState of Washington  
County of ClallamThis record was acknowledged before me on 28 November 2022 by Sean William Doyle  
and Chelsea Rae Doyle.  
(Signature of notary public)Notary Public in and for the State of Washington  
My appointment expires: 11/22/2023

**EXHIBIT "A"**  
Legal Description

THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 15,  
WHICH IS 620 FEET  
NORTH OF THE NORTH LINE OF MINKLER ROAD, (FORMERLY STATE HIGHWAY 17-A);  
THENCE WEST, A DISTANCE OF 20 FEET;  
THENCE SOUTH 30° TO A POINT 490 FEET NORTH OF THE NORTH LINE OF SAID HIGHWAY;  
THENCE SOUTH 86° 15' WEST, A DISTANCE OF 490 FEET TO THE NORTHWEST CORNER OF  
THAT CERTAIN  
TRACT OF LAND DESCRIBED IN DEED TO CAROL HARDIN, BY QUIT CLAIM DEED RECORDED  
UNDER  
AUDITOR'S FILE NO. 777684, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
THENCE SOUTH ALONG THE WEST BOUNDARY OF SAID HARDIN TRACT, A DISTANCE OF  
13.6 FEET TO THE  
POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE NORTH 83° 49' 37" WEST, A DISTANCE OF 85.0 FEET;  
THENCE SOUTH 0° 41' 52" WEST, A DISTANCE OF 442.4 FEET TO A POINT 50 FEET, WHEN  
MEASURED AT  
RIGHT ANGLES, NORTH OF THE NORTH LINE OF SAID HIGHWAY;  
THENCE NORTH 86° 15' EAST PARALLEL WITH SAID HIGHWAY, A DISTANCE OF 90.1 FEET TO  
THE WEST LINE  
OF SAID HARDIN TRACT;  
THENCE SOUTH PARALLEL WITH THE NORTH AND SOUTH CENTERLINE OF SAID SECTION  
15, A DISTANCE  
OF 50 FEET TO THE NORTH LINE OF SAID HIGHWAY;  
THENCE NORTH 86° 15' EAST, ALONG THE NORTH LINE OF SAID HIGHWAY, A DISTANCE OF  
21.84 FEET;  
THENCE NORTH 07° 04' 42" EAST, A DISTANCE OF 103.79 FEET;  
THENCE NORTH 10° 25' 24" EAST, A DISTANCE OF 103.30 FEET;  
THENCE NORTH 15° 55' 27" WEST, A DISTANCE OF 60.63 FEET;  
THENCE NORTH 01° 35' 15" EAST, A DISTANCE OF 208.57 FEET TO A POINT WHICH BEARS  
SOUTH 83° 49' 37"  
EAST, A DISTANCE OF 42.92 FEET FROM THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE NORTH 83° 49' 37" WEST, A DISTANCE OF 42.92 FEET TO THE POINT OF BEGINNING  
OF THIS  
DESCRIPTION.  
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, OVER AND  
ACROSS AN  
EXISTING DRIVEWAY, 12 FEET WIDE AS GRANTED BY INSTRUMENT RECORDED OCTOBER  
29, 2001, UNDER  
AUDITOR'S FILE NO. 200110290113, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Puget Sound Power and Light Company  
Purpose: Construction and maintenance of 2 transmission lines, together with the right of ingress and egress  
Recording Date: June 15, 1925  
Recording No: 164887, in Volume 137 of Deeds, Page 109  
Affects: Exact location not disclosed on the record
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: Ingress and Egress  
Recording Date: October 29, 2001  
Recording No: 200110290113  
Affects: This and additional property
3. 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."