

WHEN RECORDED RETURN TO:

Charles Christopher Henderson  
16682 SR 9  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224922

Dec 16 2022

Amount Paid \$6725.00

Skagit County Treasurer

By Josie Bear Deputy

STG-47992

Escrow Number: 01348-47992

Filed for Record at Request of: Premier Title of Island County

GNW 22-16285

**STATUTORY WARRANTY DEED**

THE GRANTOR(S), **Frances Scown and Michael Scown, a married couple** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Charles Christopher Henderson, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

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.

Abbreviated Legal: (Required if full legal not inserted above.)  
Section 25, Township 34 North, Range 4 East; Ptn. NE SE

Tax Parcel Number(s): P27809 and 340425-0-014-0001

Dated: December 14, 2022

Frances Scown  
Frances Scown

Michael Scown  
Michael Scown

State of Washington  
County of Island

This record was acknowledged before me on 14 day of December, 2022 by Frances Scown and Michael Scown.



Heather Flowers  
Printed name: Heather Flowers  
Notary Public  
My commission expires: 05/18/2025

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 25, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Northeast 1/4 of the Southwest 1/4;

thence North 400 feet;

thence East to the county road;

thence Southerly along said road to the South line of the Northeast 1/4 of the Southwest 1/4;

thence West to the place of beginning;

EXCEPT the following described tract;

Beginning at the Southwest corner of the said Northeast 1/4 of the Southwest 1/4 of said Section 25;

thence North along the West line of said subdivision 65.6 feet;

thence North 66 degrees 04' East 305.25 feet to the West right of way line of the County road;

thence South 25 degrees 17' East along the West right of way line of the County road 206 feet to the South line of said

Northeast 1/4 of the Southwest 1/4;

thence South 89 degrees 27' West 367.93 feet to the place of beginning;

AND ALSO EXCEPT the following described tract;

Beginning at a point on the West line of said subdivision 239 feet North of the Southwest corner thereof;

thence North 161 feet;

thence East to the right of way line of the Northern Pacific Railway;

thence Southeasterly along said right of way 80 feet;

thence Southwesterly to the point of beginning, except County road right of way.