

202212300008

12/30/2022 08:56 AM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor, WA

**When recorded return to:**

Bradford Barton  
Miles Sand & Gravel Company  
400 Valley Ave NE  
Puyallup, WA 98372

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20225043

Dec 30 2022

Amount Paid \$5925.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

**CHICAGO TITLE COMPANY**  
**620053084**

Escrow No.: 245454268

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joseph Francis Reis Personal Representative for the Estate of Daniel Joseph Reis  
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 Miles Sand & Gravel Company, a Washington corporation

the following described real estate, situated in the County of Skagit, State of Washington:

PTN NE 1/4 NE 1/4 SEC 18-25-4E, W.M.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P36849 350418-1-001-0002,

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 2, 2022

Estate of Daniel Reis

BY: Joseph Francis Reis  
Personal Representative  
Joseph Francis Reis  
Personal Representative

State of Minnesota

County of Itasca

This record was acknowledged before me on December 29, 2022 by Joseph Francis Reis  
as Personal Representative of Estate of Daniel Reis.

(Signature of Notary public)  
Notary Public in and for the State of Minnesota  
My appointment expires: 01-31-2025

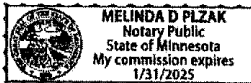


EXHIBIT "A"

Order No.: 245454268

Relinquishment of all existing, future, or potential easements for access, light, view and air and all of rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed:

Grantee: State of Washington  
Cause No.: 26636

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.: 94914

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.

Agreement and the terms and conditions thereof:

Executed by: W.O. Rogers and K.L. Goulter & Son  
Recording Date: October 1, 1956  
Recording No.: 542261  
Providing: Removal of soil

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

In favor of: Douglas P. Walker and Joyce Walker, husband and wife  
Purpose: Use private roadway  
Recording Date: July 23, 1962  
Recording No.: 624184  
Affects: Exact location and extent of easement is undisclosed of record

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

In favor of: Skagit Valley Telephone Company  
Purpose: Telephone and telegraph lines  
Recording Date: September 21, 1967  
Recording No.: 704647  
Affects: Exact location and extent of easement is undisclosed of record

Title Notification - Property adjacent to Designated Natural Resource Lands and the terms and conditions thereof:

Recorded: October 22, 1996  
Recording No: 9610220152

Agriculture Designation Title Notification and the terms and conditions thereof:

Recorded: October 22, 1996  
Recording No: 9610220153

Protected Critical Area Site Plan and the terms and conditions thereof;

Recorded: March 26, 1999  
Recording No: 9903260064

Title Notification - Special Flood Hazard Area and the terms and conditions thereof;

Recorded: September 5, 2003  
Recording No: 200309050122

Certificate of Non-Compliance and the terms and conditions thereof:

By: Skagit County, a political subdivision of the State of Washington  
Recording Date: December 23, 2020  
Recording No.: 202012230014

Order Granting Skagit County's Motion for Default Judgment filed in Skagit County Superior Court Cause No. 21-2-00298-29 and recorded under Recording No. 202108170115.

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."

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P36849 / 350418-1-001-0002**

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF THE WESTERLY LINE OF THE KELLEHER ROAD (ALSO REFERRED TO AS THE NEW G.W. GREENE ROAD);

EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF STATE HIGHWAY NO. 1 (NOW KNOWN AS THE BURLINGTON-ALGER ROAD) AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED JULY 14, 1932, AND OCTOBER 7, 1975, UNDER AUDITOR'S FILE NOS. 251669 AND 824491, RECORDS OF SKAGIT COUNTY, WASHINGTON AND AS CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NOS. 14548 AND 14930, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND EXCEPT THE RIGHT-OF-WAY OF DRAINAGE DISTRICT NO. 14 AS CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 36094, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance Issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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ALTA Commitment for Title Insurance w-WA Mod (07/01/2021)

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