

When recorded return to:
Grant Gifford and Denise Gifford
20740 Cook Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235568

Feb 24 2023

Amount Paid \$14698.90
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620053548

Escrow No.: 620053548

STATUTORY WARRANTY DEED

THE GRANTOR(S) Herald Catlin and Dyan Catlin, 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 Grant Gifford and Denise Gifford, 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 NW 1/4 SE 1/4 21-35-4, W.M.

Tax Parcel Number(s): P37032 / 350421-4-002-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 17, 2023

Herald Catlin
Herald Catlin

Dyan Catlin
Dyan Catlin

State of Washington
County of Skagit

This record was acknowledged before me on February 17, 2023 by Herald Catlin and Dyan Catlin.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-2024

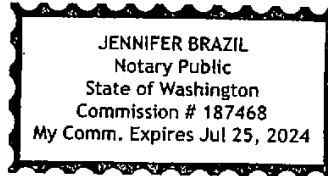


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P37032 / 350421-4-002-0000

THE NORTH 400 FEET OF THE EAST 600 FEET OF THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.,

EXCEPT THE NORTH 25 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD
PURPOSES BY DEED RECORDED APRIL 25, 1894, IN VOLUME 29 OF DEEDS, PAGE 553, AND
BY DEED RECORDED JUNE 28, 1972 UNDER AUDITOR'S FILE NO. 770332, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

AND EXCEPT THAT PORTION CONVEYED BY RIGHT-OF-WAY DEED RECORDED UNDER
RECORDING NO. 199912140013.

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 granted in a document:

Granted to: Drainage district No. 14
Purpose: Drainage purposes
Recording Date: January 17, 1919
Recording No.: 129867

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County
Purpose: Ingress, egress and utilities
Recording Date: June 28, 1972
Recording No.: 770332

Skagit County agrees that no buried utilities shall be placed in such a manner as to destroy or damage the cedar Hedge running parallel to the road.

3. Resolution 17835 Approving an Agricultural Variance for Herald Catlin and the terms and conditions thereof:

Recording Date: May 23, 2000
Recording No.: 200005230054

4. 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 "B"

Exceptions
(continued)

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.

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

01/28/23

The following is part of the Purchase and Sale Agreement dated _____
between Grant Gifford Denise Gifford ("Buyer")
Buyer Buyer
and Herald Catlin Dyan Catlin ("Seller")
Seller Seller
concerning 20740 Cook Rd 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.

Authenticat
Grant Gifford 01/28/23
Buyer Date

Herald Catlin 1-6-23
Seller Date

Authenticat
Denise Gifford 01/28/23
Buyer Date

Dyan Catlin 1-6-23
Seller Date