

When recorded return to:
Travis Swalander and Vanessa Swalander
34507 Hamilton Cemetery Rd
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235608

Feb 28 2023

Amount Paid \$1445.00
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

Escrow No.: 620053384

CHICAGO TITLE
620053384

STATUTORY WARRANTY DEED

THE GRANTOR(S) Darryll E. Mitchell Sr, personal representative for the Estate of Chester C. Mitchell
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Travis Swalander and Vanessa Swalander, 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 SE, 11-35-6E, W.M.

Tax Parcel Number(s): P41058 / 350611-4-003-0116

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: **02/20/2023**

Estate of Chester C. Mitchell

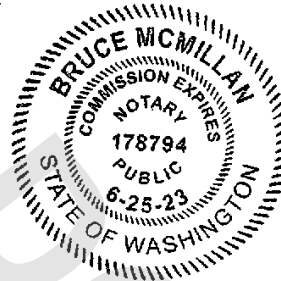
BY: *Darryll Mitchell*
Darryll Mitchell
AdministratorState of Washington
County of Grays HarborThis record was acknowledged before me on 2/20/2023 by Darryll Mitchell as
Administrator of Estate of Chester C. Mitchell.*Bruce McMillan*
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6/25/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41058 / 350611-4-003-0116

That portion of the West 1/2 of the East 1/2 of the Northwest 1/4 of the Southeast of Section 11, Township 35 North, Range 6 East, W.M., described as follows:

BEGINNING at a point on the South line of said subdivision, 16.0 feet East of the Southwest corner thereof; thence Northerly along a line that is 16.0 feet East of and parallel with the West line of said subdivision, a distance of 363.3 feet to the point of intersection with the South line of a primitive access road; thence Easterly on a meandering line along the South line of said road to the point of intersection with the East line of said subdivision; thence South along the East line of said subdivision to the Southeast corner thereof; thence Westerly along the South line of said subdivision to the point of beginning;

EXCEPT County Roads as established by that Deed recorded December 2, 1912, under Auditor's File No. 94022, records of Skagit County, Washington.

AND EXCEPT that portion thereof, if any, lying within the boundaries of the South 30.0 feet of the East 330.0 feet of the East 1/2 of the said Northwest 1/4 of the Southeast 1/4;

AND ALSO EXCEPT that portion thereof lying within the boundaries of the following described tracts:

1.) BEGINNING at a point where the North line of the Hamilton Cemetery Road intersects the West line of the West 1/2 of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 11; thence Easterly 130.0 feet to the true point of beginning of this description;

thence North 100.0 feet;

thence East 100.0 feet;

thence South 100.0 feet;

thence West 100.0 feet to the true point of beginning.

2.) BEGINNING at a point on the South line of said subdivision 16.0 feet East of the Southwest corner thereof; thence Northerly along a line that is 16.0 feet East of and parallel with the West line of said subdivision, a distance of 363.3 feet;

thence East 114.0 feet;

thence South 363.3 feet;

thence West 114.0 feet to the true point of beginning.

3.) BEGINNING at a point on the South line of said subdivision 255.0 feet East of the Southwest corner thereof; thence North parallel with the East line of said subdivision to the North line of the Hamilton Cemetery Road; thence continue North parallel with the East line of said subdivision, a distance of 160.0 feet; thence East parallel with the South line of said subdivision, a distance of 16.0 feet; thence North parallel with the East line of said subdivision to a point on the South line of a primitive access road; thence Easterly on a meandering line along the South line of said primitive access road to the

EXHIBIT "A"
Legal Description
(continued)

true point of its intersection with the East line of said subdivision; thence South along the East line of said subdivision to the Southeast corner thereof; thence West along the South line of said subdivision to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. 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."

2. 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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 1, 2023



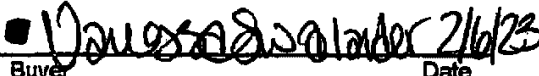
between Travis Swalander Vanessa Swalander ("Buyer")
Buyer Buyer
and Darryll Mitchell, Administrator of the Estate of Chester Carroll Mitchell ("Seller")
Seller Seller
concerning 34501 Hamilton Cemetery Rd Sedro Woolley WA 98284 (the "Property")
Address City State Zip

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.

 2-7-23  8/20/2023
Buyer Date Seller Date
 2/6/23 Darryll Mitchell 02/08/23
Buyer Date Seller Date