

When recorded return to:

Becky Renee Callihan
Pacific Palette Property Solutions LLC
16893 Maplewood Ln
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235629

Feb 28 2023

Amount Paid \$7205.00
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

CHICAGO TITLE
620053562

Escrow No.: 620053562

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tony A. Sandidge, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Pacific Palette Property Solutions LLC, a Washington limited liability company

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. SW SW, 26-36-3E, W.M.

Tax Parcel Number(s): P48300 / 360326-0-015-0016, P48290 / 360326-0-008-0106

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 23, 2023

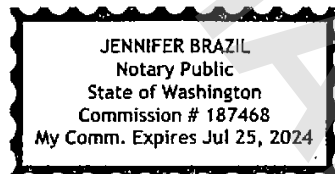

Tony A. SandidgeState of Washington
County of SkagitThis record was acknowledged before me on 2-23-2023 by Tony A. Sandidge.
(Signature of notary public)Notary Public in and for the State of Washington
My commission expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48300 / 360326-0-015-0016 and P48290 / 360326-0-008-0106

PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26;
THENCE NORTH 39°32' EAST 410.8 FEET TO THE TRUE POINT OF BEGINNING; THENCE
NORTH 89°53' EAST 203.36 FEET;
THENCE NORTH 0°47' WEST 814.33 FEET;
THENCE SOUTH 87°40' WEST 442.88 FEET TO THE CENTER OF THE COUNTY ROAD; THENCE
SOUTH 14°08' EAST 162.23 FEET;
THENCE SOUTH 17°03' EAST ALONG THE SAID ROAD 263.60 FEET;
THENCE NORTH 88°57' EAST 184.40 FEET;
THENCE SOUTH 0°01' WEST 267.35 FEET;
THENCE SOUTH 88°34' WEST 102.58 FEET TO A POINT IN THE CENTER OF SAID COUNTY
ROAD;
THENCE SOUTH 17°03' EAST ALONG THE SAID ROAD 39.51 FEET;
THENCE SOUTH 25°44' EAST 92.14 FEET TO THE POINT OF BEGINNING, EXCEPT THAT
PORTION THEREOF LYING WITHIN THE BOUNDARIES OF SAID COUNTY ROAD.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED FOUR PARCELS:

PARCEL 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST 1/4 OF SECTION 26,
TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 26;
THENCE NORTH 39°32' EAST 410.8 FEET;
THENCE NORTH 89°53' EAST 203.36 FEET;
THENCE NORTH 0°47' WEST 614.33 FEET TO THE TRUE POINT OF BEGINNING OF THIS
DESCRIPTION;
THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUE NORTH 0°47' WEST A DISTANCE
OF 200.0 FEET;
THENCE SOUTH 87°40' WEST 442.88 FEET TO THE CENTER LINE OF THE COLONY ROAD;
THENCE SOUTH 14°08' EAST 162.23 FEET;
THENCE SOUTH 17°03' EAST ALONG THE CENTER LINE OF SAID ROAD TO A POINT THAT
BEARS SOUTH 88°57' WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°57' EAST TO THE TRUE POINT OF BEGINNING, EXCEPT COLONY ROAD
ALONG THE WESTERLY LINE THEREOF.

PARCEL 2:

PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS
FOLLOWS:

EXHIBIT "A"

Legal Description
(continued)

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26;
THENCE NORTH 39°32'00" EAST A DISTANCE OF 410.80 FEET;
THENCE NORTH 89°53'00" EAST A DISTANCE OF 203.36 FEET;
THENCE NORTH 89°53'00" EAST A DISTANCE OF 203.36 FEET;
THENCE NORTH 00°47'00" WEST A DISTANCE OF 814.33 FEET;
THENCE SOUTH 87°40'00" WEST A DISTANCE OF 442.88 FEET TO THE CENTER OF THE COUNTY ROAD;
THENCE SOUTH 14°08'00" EAST A DISTANCE OF 162.23 FEET;
THENCE SOUTH 17°03'00" EAST ALONG SAID COUNTY ROAD A DISTANCE OF 263.60 FEET;
THENCE NORTH 88°57'00" EAST A DISTANCE OF 184.40 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUE NORTH 88°57'00" EAST TO THE EAST LINE OF THAT CERTAIN TRACT CONVEYED TO HAROLD F. ESTABROOK AND STELLA MAY ESTABROOK, HUSBAND AND WIFE, BY DEED DATED MARCH 24, 1947, AND RECORDED MATCH 25, 1947, IN VOLUME 216 OF DEEDS, PAGE 630, UNDER AUDITOR'S FILE NO. 402345, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 00°47'00" EAST ALONG THE EAST LINE OF SAID ESTABROOK TRACT, A DISTANCE OF 150.00 FEET;
THENCE SOUTH 88°57'00" WEST TO A POINT THAT BEARS SOUTH 00°01'00" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°01'00" EAST A DISTANCE OF 150.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26;
THENCE NORTH 39°32' EAST 410.8 FEET;
THENCE NORTH 89°53' EAST 203.36 FEET;
THENCE NORTH 0°47' WEST 814.33 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 87°40' WEST 442.88 FEET TO THE CENTER OF THE COLONY ROAD; THENCE SOUTH 14°08' EAST 162.23 FEET;
THENCE SOUTH 17°03' EAST ALONG THE CENTER OF SAID COLONY ROAD 263.60 FEET;
THENCE NORTH 88°57' EAST TO A POINT THAT BEARS SOUTH 0°47' EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 0°47' WEST TO THE TRUE POINT OF BEGINNING.

EXCEPT COLONY ROAD ALONG THE WEST LINE THEREOF,

AND ALSO EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE

EXHIBIT "A"Legal Description
(continued)

SOUTHWEST QUARTER OF SECTION 26;
THENCE NORTH 39°32' EAST 410.8 FEET;
THENCE NORTH 89°53' EAST 203.36 FEET;
THENCE NORTH 0°47' WEST 614.33 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUE NORTH 0°47' WEST A DISTANCE OF 200.0 FEET;
THENCE SOUTH 87°40' WEST 442.88 FEET TO THE CENTERLINE OF THE COLONY ROAD;
THENCE SOUTH 14°08' EAST 162.23 FEET;
THENCE SOUTH 17°03' EAST ALONG THE CENTERLINE OF SAID ROAD TO A POINT THAT BEARS SOUTH 88°57' WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°57' EAST TO THE TRUE POINT OF BEGINNING.

EXCEPT COLONY ROAD ALONG THE WESTERLY LINE THEREOF.

PARCEL 4:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26;
THENCE NORTH 39°32' EAST 410.8 FEET;
THENCE NORTH 89°53' EAST 203.36 FEET;
THENCE NORTH 0°47' WEST TO A POINT 125 FEET SOUTH OF THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO DONOVAN W. MILLER. BY DEED DATED JANUARY 18, 1968 AND RECORDED JANUARY 19, 1968, UNDER AUDITOR'S FILE NO. 709194 IN VOLUME 11 OF OFFICIAL RECORDS, PAGE 142, AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 0°47' WEST 125 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE SOUTH 88°57' WEST ALONG SAID LINE OF MILLER TRACT TO THE SOUTHWEST CORNER THEREOF;
THENCE SOUTH 0°01' WEST TO A POINT THAT BEARS SOUTH 88°57' WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°57' EAST TO THE TRUE POINT OF BEGINNING.

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: Donovan W. Miller
Purpose: Ingress, egress and water
Recording Date: January 19, 1968
Recording No.: 709194
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Herbert B. Miller and Adela L. Miller
Purpose: Ingress, egress and utilities
Recording Date: May 19, 1978
Recording No.: 879883
3. Lot Certification, including the terms, covenants and provisions thereof

Recording Date: October 1, 1993
Recording No.: 9310010133
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 201412020050
5. 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.

EXHIBIT "B"

Exceptions
(continued)

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."

6. City, county or local improvement district assessments, if any.
7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.