

When recorded return to:
Brennan Wright
9431 Chuckanut Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235735

Mar 09 2023

Amount Paid \$10363.00
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.: 620053039

CHICAGO TITLE
@20053039

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tara Albrecht, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Brennan Wright, an unmarried person and Kelly Norene Berg,
an unmarried person

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 TRACT 13, L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1

Tax Parcel Number(s): P68644 / 3989-001-013-0507

Subject to:

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


STATUTORY WARRANTY DEED
(continued)

Dated: 3/4/23



Tara Albrecht

State of CO
County of JEFFERSON
This record was acknowledged before me on 3/4/23 by Tara Albrecht.



(Signature of notary public)
Notary Public in and for the State of CO
My commission expires: 06/24/24

NADIM S. KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68644 / 3989-001-013-0507

PARCEL A:

That portion of Tract 13, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1", as per plat recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Tract 13, 300 feet North of the Southeast corner of said Tract 13;
Thence Southwesterly in a straight line, which, if extended, would intersect the South line of said tract at a point 300 feet West of its Southeast corner, to the Easterly line of the State Highway;
Thence Northwesterly along the East line of said Highway to a point that is 237 feet Northwesterly, measured at right angles, from the first described line;
Thence Northeasterly parallel with the first described line to the East line of said Tract 13;
Thence South to the point of beginning;

EXCEPT roads;

AND EXCEPT the Southeasterly 137 feet thereof, the North line of said Southeasterly 137 feet being parallel with the first described line.

PARCEL B:

That portion of Tract 13, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1", as per plat recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Tract 13, 300 feet North of its Southeast corner;
Thence Southwesterly in a straight line, which, if extended, would intersect the South line of said tract at a point 300 feet West of its Southeast corner, to the Easterly line of the State Highway;
Thence Northwesterly along said highway to a point that is 237 feet Northwesterly, measured at right angles, from the first described line, which is the true point of beginning of this description;
Thence from said point of beginning run Northwesterly along said highway line 6 feet;
Thence Northeasterly parallel with the first described line to the East line of said Tract 13;
Thence South to a point that is 237 feet Northwesterly, measured at right angles from the first described line, if said line were produced Easterly;
Thence Southwesterly in a straight line to the point of beginning.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. 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 : L.W.L. Co's Samish River Acreage Plat, No. 1:

Recording No: 65012

2. 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: 200308260205

3. 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."

4. City, county or local improvement district assessments, if any.