

When recorded return to:
Clayton D. Macomber
20429 Heather Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235813
Mar 15 2023
Amount Paid \$10808.00
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 CO.
620053450

Escrow No.: 620053450

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lester M. Sprouse and Jill G. Sprouse, 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 Clayton D. Macomber, an unmarried person and Connie C. Camp, 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.)

PARCEL A: PTN OF N 1/2 S 1/2 SW 1/4 NW 1/4 OF SEC 16-33-4E

PARCEL B: PTN OF S 1/2 S 1/2 SW 1/4 NW 1/4 OF SEC 16-33-4E

Tax Parcel Number(s): P16654 / 330416-2-003-0101, P16660 / 330416-2-004-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: march 10, 2023

Lester M. Sprouse
Lester M. Sprouse

Jill G. Sprouse
Jill G. Sprouse

State of Washington
County of Skaagit

This record was acknowledged before me on 3-10-2023 by Lester M. Sprouse and Jill G. Sprouse.

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

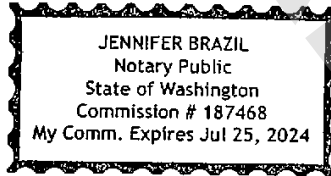


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P16654 / 330416-2-003-0101 and P16660 / 330416-2-004-0100

PARCEL A:

THE EAST 253 FEET OF THE WEST 756 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, AS MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID NORTHWEST QUARTER.

PARCEL B:

THE EAST 30.00 FEET OF THE WEST 533.00 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE SOUTH 60 FEET THEREOF CONVEYED TO SKAGIT COUNTY BY DEEDS RECORDED ON APRIL 11, 1966, AND MARCH 28, 1972, UNDER AUDITORS FILE NOS. 681276 AND 766061, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALL TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND UPON AND UNDER THE EAST 60.00 FEET OF THE WEST 533.00 FEET OF THE NORTH 346.61 FEET OF THE SOUTH 396.61 FEET OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AS MEASURED AT RIGHT ANGLES FROM THE WEST AND SOUTH LINES OF SAID NORTHWEST QUARTER;

EXCEPT THE SOUTH 50 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations as contained in instrument;

Recorded: Not Disclosed

Recording No.: 241629

Executed By: State of Washington

As Follows: Reserving to the grantor 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 provisions have been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses for other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

Note: No determination has been made regarding the current ownership of said reserved rights.

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

In favor of: Thomas Water Systems Association

Purpose: To install, maintain and replace water pipes

Recording Date: November 3, 1971

Recording No: 759979

Affects: The south 15 feet of Parcel A and the north 15 feet of Parcel B and other property

Amended by instrument:

Recording No.: 760679

3. Agreement, and the terms and conditions thereof:

Executed by: Thomas Water Systems Association and Myron Thomas and Helen Thomas, husband and wife; Kenneth Thomas and Ruth Thomas, husband and wife; and Glen Thomas and Rose Thomas, husband and wife

Recording Date: November 3, 1971

Recording No.: 759979

Providing: Community well and water system

Amended by instrument:

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 760679

4. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 18, 1977
Recording No.: 863009

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

In favor of: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 31, 2009
Recording No: 200908310131
Affects: Portion of said premises

6. 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: 201712210059

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

Granted to: Skagit County
Purpose: Temporary construction, including the right of ingress and egress
Recording Date: October 31, 2018
Recording No.: 201810310118
Affects: as described in said instrument

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

Granted to: Skagit County

EXHIBIT "B"Exceptions
(continued)

Purpose: Temporary construction, including the right of ingress and egress
Recording Date: July 9, 2020
Recording No.: 202007090021
Affects: as described in said instrument.

9. 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."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. 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

The following is part of the Purchase and Sale Agreement dated January 7, 2023
between Clayton D Macomber Connie C Kersteter ("Buyer")
Buyer Buyer
and Lester M Sprouse Jill G Sprouse ("Seller")
Seller Seller
concerning 20429 Heather Ln Mount Vernon WA 98274 (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.

Craig Macomber 1-7-23
Buyer Date

X Jill G Sprouse 8-4-22
Seller Date

Connie C Kersteter 1-7-23
Buyer Date

X Lester M Sprouse 8/4/22
Seller Date