

When recorded return to:
Ollie B Blacklock and Carisa D Blacklock
17173 Blodgett Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236202

Apr 21 2023

Amount Paid \$11164.00
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.: 620053817

CHICAGO TITLE
620053817

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roy Keith Pyatte and Janice Rhea Keith, Co-Trustees of The Beverly K. Joy Trust
Dated April 10, 2013

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Ollie B Blacklock and Carisa D Blacklock, husband and wife

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 S 1/2 NW 1/4 NE 1/4 SEC 32-34-4E, W.M. AKA TRACT A SPL NO. 29-73

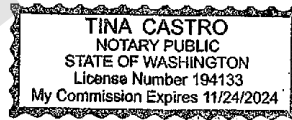
Tax Parcel Number(s): P29471 / 340432-1-014-0109

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 4/18/2023

The Beverly K. Joy Trust Dated April 10, 2013

BY: Roy Keith PyatteRoy Keith Pyatte
Co-TrusteeBY: Janice Rhea Keith, Co-TrusteeJanice Rhea Keith
Co-TrusteeState of WACounty of BentonThis record was acknowledged before me on 04.18.2023 by Roy Keith Pyatte and
Janice Rhea Keith as Co-Trustee and Co-Trustee, respectively, of The Beverly K. Joy Trust Dated
April 10, 2013.Tina Castro
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: 11-24-2024

JURAT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Washington
County of Skagit

This record was acknowledged before me on 4-20-2023 by

Ray Keith Ryatte

Jennifer Brazil

(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 7-25-2024

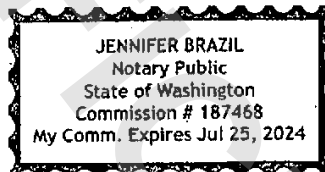


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P29471 / 340432-1-014-0109

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W. M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, WHICH IS SOUTH 0°02'40" EAST 713.4 FEET, GOVERNMENT MEASUREMENT, FROM THE NORTHEAST CORNER THEREOF (TRUE MEASUREMENT EQUALS 713.97 FEET);

THENCE SOUTH 0°02'40" EAST, ALONG SAID EAST LINE, 290.17 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 330 FEET OF SAID SUBDIVISION, AS MEASURED ALONG THE WEST LINE THEREOF;
THENCE NORTH 89°03'45" WEST, ALONG SAID NORTH LINE, 502.87 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 0°02'40" WEST 163 FEET;
THENCE NORTH 89°03'45" WEST, PARALLEL WITH SAID NORTH LINE OF THE SOUTH 330 FEET OF SAID SUBDIVISION, 115.65 FEET;
THENCE SOUTH 87°40'13" WEST 175.18 FEET TO THE EASTERLY MARGIN OF THE BLODGETT ROAD;
THENCE SOUTHERLY ALONG SAID EASTERLY MARGIN 155.74 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF THE SOUTH 330 FEET OF SAID SUBDIVISION;
THENCE SOUTH 89°03'45" EAST, ALONG SAID NORTH LINE 285.60 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS TRACT A OF SHORT PLAT NO. 29-73, APPROVED JUNE 18 1973).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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 Short Plat No. 29-73:
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.
4. **This item intentionally deleted:**
~~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 term.~~
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.

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."

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 March 31st 2023
between Ollie Blacklock Carisa Blacklock ("Buyer")
Buyer Buyer
and The Beverly K. Joy Trust ("Seller")
Seller Seller
concerning 17173 Blodgett Rd 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.

Authentication
Ollie Blacklock 03/31/23
Buyer Date
Authentication
Carisa Blacklock 03/31/23
Buyer Date

Authentication
Janice R. Keith 4/18/2023
Authentication
Janice R Keith as Trustee 03/18/2023
Seller Date
Authentication
Roy K Pyntte as Trustee 03/17/2023
Seller Date