

When recorded return to:

Linda Lee Barker
Brent Marvin Barker & Daughters, LLC
20793 English Rd
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236359

May 03 2023

Amount Paid \$3525.00

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.: 620053704

CHICAGO TITLE

620053704

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pamela Lynn Meinert, 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 Brent Marvin Barker & Daughters, 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 GOVT LTS 1 & 2, 11-34-2, W.M.

Tax Parcel Number(s): P20281 / 340211-0-016-0007, P20283 / 340211-0-018-0005, P20284 /
340211-0-019-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 29 Apr 2023

Pamela Lynn Meinert
Pamela Lynn Meinert

State of Texas

County of Tarrant

This record was acknowledged before me on April 29, 2023 by Pamela Lynn Meinert.

Kelsey JoVan McCullough
(Signature of notary public)
Notary Public in and for the State of Texas
My appointment expires: 4/20/2026



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P20281 / 340211-0-016-0007, P20283 / 340211-0-018-0005 and P20284 /
340211-0-019-0004

PARCEL A:

THAT PORTION OF GOVERNMENT LOTS 1 AND 2 OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, BOUNDED AS FOLLOWS: ON THE SOUTH BY THE NORTH LINE OF LOT "J", AS SHOWN ON THE MAP ENTITLED "PLAT OF A PORTION OF THE R. E. WHITNEY ESTATE", AND FILED FOR RECORD IN VOLUME 26 OF DEEDS, PAGE 461, IN THE AUDITOR'S OFFICE OF SKAGIT COUNTY, WASHINGTON; ON THE EAST BY A SMALL SLOUGH, SOMETIMES DESIGNATED AS "BRIDGE SLOUGH"; ON THE WEST BY THE WESTERLY LINE OF SAID GOVERNMENT LOTS 1 AND 2; ON THE NORTH BY THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF THE PRIMARY STATE HIGHWAY NO. 1, AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED SEPTEMBER 6, 1938, UNDER AUDITOR'S FILE NO. 305469, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE RIGHT-OF-WAY OF SAID STATE HIGHWAY, WHICH POINT IS 1 ROD WEST OF WHERE SAID HIGHWAY INTERSECTS A SMALL SLOUGH, WHICH IS APPROXIMATELY 870 FEET EAST OF THE EAST MEANDER LINE OF SWINOMISH SLOUGH;
THENCE WEST ALONG THE SOUTH LINE OF SAID HIGHWAY RIGHT-OF-WAY 870 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE FROM SAID POINT OF BEGINNING, RUN EAST ALONG SAID HIGHWAY RIGHT-OF-WAY LINE 185 FEET;
THENCE SOUTH 150 FEET;
THENCE WEST TO THE WEST LINE OF SAID GOVERNMENT LOT 1;
THENCE NORTHERLY ALONG SAID LINE TO THE POINT OF BEGINNING;
ALSO EXCEPT THAT PORTION CONDEMNED BY THE STATE OF WASHINGTON IN DECREE OF APPROPRIATION ENTERED JUNE 7, 1971, UNDER SUPERIOR COURT CAUSE NO. 31592, FOR SR 536.

PARCEL B:

THAT PORTION OF GOVERNMENT LOT 1, SECTION 11, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF THE RIGHT-OF-WAY OF PRIMARY STATE HIGHWAY NO. 1, AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED SEPTEMBER 6, 1938, UNDER AUDITOR'S FILE NO. 305469, WHICH POINT IS 1 ROD WEST OF WHERE SAID HIGHWAY INTERSECTS A SMALL SLOUGH, WHICH IS APPROXIMATELY 870 FEET EAST OF THE EAST MEANDER LINE OF SWINOMISH SLOUGH;
THENCE WEST ALONG THE SOUTH LINE OF SAID HIGHWAY RIGHT-OF-WAY 838 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE FROM SAID POINT OF BEGINNING, RUN EAST ALONG THE SOUTH LINE OF SAID HIGHWAY RIGHT-OF-WAY 79 FEET;
THENCE SOUTH AT RIGHT ANGLES 90 FEET;
THENCE WEST AT RIGHT ANGLES 105 FEET;
THENCE NORTHERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING; EXCEPT THAT PORTION CONDEMNED BY THE STATE OF WASHINGTON IN DECREE OF APPROPRIATION ENTERED JUNE 7, 1971, UNDER SUPERIOR COURT CAUSE NO. 31592, FROM SR 536.

EXHIBIT "A"
Legal Description
(continued)

PARCEL C:

THAT PORTION OF GOVERNMENT LOTS 1 AND 2 OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: LOT "H", AS SHOWN ON THE MAP ENTITLED "PLAT OF A PORTION OF THE R. E. WHITNEY ESTATE", AND FILED FOR RECORD IN VOLUME 26 OF DEEDS, PAGE 461, IN THE AUDITOR'S OFFICE OF SKAGIT COUNTY, WASHINGTON; EXCEPT ANY PORTION THEREOF LYING NORTH OF THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF STATE PRIMARY HIGHWAY NO. 1, AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED SEPTEMBER 6, 1938, UNDER AUDITOR'S FILE NO. 305469, RECORDS OF SKAGIT COUNTY, WASHINGTON; ALSO EXCEPT THAT PORTION CONDEMNED BY THE STATE OF WASHINGTON IN DECREE OF APPROPRIATION ENTERED JUNE 7, 1971, UNDER SUPERIOR COURT CAUSE NO. 31592, FOR SR 536.

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 survey:

Recording No: 7907310039

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: 9002150019

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

Granted to: Cascade Natural Gas Corporation
Purpose: pipeline
Recording Date: January 31, 1992
Recording No.: 9201310072
Affects: as described in said instrument

4. Order on Shoreline Substantial Development Permit SL-99-0375 and the terms and conditions thereof:

Recording Date: October 15, 1999
Recording No.: 199910150078
Affects: Parcel C

5. 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: 200107270096

EXHIBIT "B"
Exceptions
(continued)

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

Granted to: Skagit County Parks, Recreation & Fair Department
Purpose: Swinomish Boat Launch Project
Recording Date: June 28, 2002
Recording No.: 200206280052
Affects: as described in said instrument

said easement is a re-record of instrument Recording No. 200111270096

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

Granted to: Olympic Pipe Line Company LLC, a Delaware limited liability company ,
successor by conversion to Olympic Pipe Line Company
Purpose: Pipeline
Recording Date: February 25, 2020
Recording No.: 202002250049
Affects: Parcels A and B

The above said easement is an Amendment for the easement recorded under Recording No. 652894

8. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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.

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.*

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