

202305240055

05/24/2023 02:46 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

**When recorded return to:**  
Joseph Hartwick  
10863 Sterling Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236620

May 24 2023

Amount Paid \$9837.90  
Skagit County Treasurer  
By Lena Thompson Deputy

**CHICAGO TITLE COMPANY  
620053998**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bryn Hulbert Phillips, who acquired title as Bryn M Hulbert and Ehren E Phillips, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Joseph Hartwick, an unmarried man

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 GOVERNMENT LOT 2, 27-35-4E, W.M.

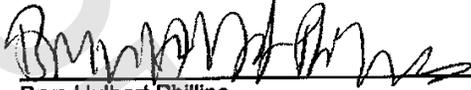
Tax Parcel Number(s): P37719 / 350427-0-008-0006, P37721 / 350427-4-009-0104,

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 17, 2023

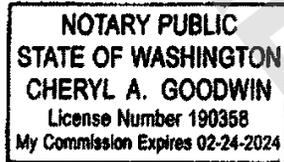
  
Bryn Hulbert Phillips

  
Ehren Phillips

State of Washington  
County of Spokane

This record was acknowledged before me on May 17, 2023 by Bryn Hulbert Phillips and Ehren Phillips.

  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 2-24-24



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P37719 / 350427-0-008-0006 and P37721 / 350427-4-009-0104**

PARCEL A:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 528 FEET SOUTH OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2;  
THENCE SOUTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 156 FEET;  
THENCE EAST TO THE WEST BANK OF THE SKAGIT RIVER;  
THENCE NORTHERLY ALONG SAID WEST BANK OF SAID RIVER TO A POINT DUE EAST OF THE POINT OF BEGINNING;  
THENCE WEST TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THE NORTH 50 FEET OF THE SOUTH 306 FEET OF THE SOUTH 28 RODS OF THE NORTH 60 RODS OF GOVERNMENT LOT 2, SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

## EXHIBIT "B"

Right of way for road known as Sterling Road, constructive notice of which is contained in various instruments of record on the West line of said premises.

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.

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: 201612230067

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."