

WHEN RECORDED RETURN TO:

Ehren Ernest Phillips and Bryn Hulbert Phillips  
15060 Fir Island Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236635

May 25 2023

Amount Paid \$14279.00

Skagit County Treasurer

By Lena Thompson Deputy

Escrow Number: 01348-48313

GNW 22-16211

Filed for Record at Request of: *Premier Title of Island County*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S), **Susan L. Marra, who acquired title as Susan Lynn Marra, an unmarried person** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Ehren Ernest Phillips and Bryn Hulbert Phillips, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

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.

Abbreviated Legal: (Required if full legal not inserted above.)

Section 10, Township 33 North, Range 3 East - Ptn. W1/2 of the SW1/4

Tax Parcel Number(s): 330310-0-025-0007 and P15643

Dated: May 15, 2023

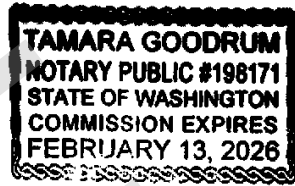
Susan L. Marra  
Susan L. Marra

State of Washington  
County of Island KING

This record was acknowledged before me on 15 day of May, 2023 by Susan L. Marra.

(Stamp)

Tamara Goodrum  
Printed name: TAMARA GOODRUM  
Notary Public  
My commission expires: 2-13-26



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the Southwest Quarter of the Southwest Quarter and of Government Lot 8, Section 10, Township 33 North, Range 3 East of the Willamette Meridian, lying Northwesterly of the Northwesterly right of way line of the presently used Fir Island Road No. 4020 (formerly known as Permanent Highway No. 12 and as Brown Slough - Sk Ri Rd. #L11) as conveyed to Skagit County by Deeds recorded under Auditor's File Nos. 203212, 203213, 550684 and 816907, records of Skagit County, Washington, and lying Southwesterly of the North Fork Road (also known as Chilberg Road No. 4220) as conveyed to Skagit County by Deeds recorded under Auditor's File Nos. 550684, 553040, 552835, and 555855, records of Skagit County, Washington;

EXCEPT Diking District No. 13, now known as Consolidated Diking District No. 22, right-of-way appropriated in Skagit County Cause No. 3054 and by deeds recorded as Auditor's File Nos. 77074 and 467598; ALSO EXCEPT the as-built rights-of-way of Diking District No. 13, now known as Consolidated Diking District No. 22, AND FURTHER EXCEPT those portions, if any, lying within the Diking District No. 15, now known as Consolidated Diking District No. 22, rights-of-way as appropriated in Skagit County Cause No. 3054 and as-built;

AND EXCEPT that portion thereof lying within the South 50 rods (825 feet) of said Southwest Quarter of the Southwest Quarter;

EXCEPT from the above described premises, that portion lying within the boundaries of that certain tract conveyed to the State of Washington, the Department of Game, by Deed dated July 1, 1971 and recorded July 1, 1971, under Auditor's File No. 754819, records of Skagit County, Washington.