

When recorded return to:
Travis Hardesty
15897 Kamb Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237079

Jun 29 2023

Amount Paid \$14635.00
Skagit County Treasurer
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

CHICAGO TITLE COMPANY
500143659

Escrow No.: 500143659

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian K. Evans, Personal Representative of the Estate of Naomi Carol Evans, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Travis Hardesty, an unmarried person and Kerri Majszak, 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.)

PTN SE 1/4 SE 1/4, SEC 23-34-3E, W.M.

Tax Parcel Number(s): P22511 / 340323-4-008-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 21, 2023

Estate of Naomi Carol Evans

BY: Brian K. Evans

Brian K. Evans

Personal Representative

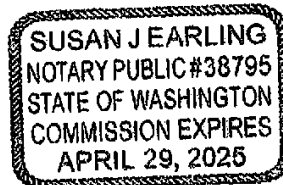
State of WASHINGTONCounty of SNOHOMISHThis record was acknowledged before me on JUNE 23, 2023 by Brian K. Evans as
Personal Representative of Estate of Naomi Carol Evans.Susan J Earling
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: 4-29-2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P22511 / 340323-4-008-0004

The South, 135 feet of the North, 801 feet of the West, 330 feet of that portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 23, Township 34 North, Range 3 East, W.M., records of Skagit County, Washington, lying Easterly of the Kamb Road running along the West line of said Subdivision.

TOGETHER WITH that portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 23, Township 34 North, Range 3 East, W.M., more particularly described as follows:

BEGINNING at a point on the East line of the Kamb Road running along the West line of said Subdivision which is 801 feet South of the North line thereof, said point also being the Southwest corner of a tract of land conveyed to W. Allen Evans, et ux, by Deed recorded March 12, 1971 under Auditor's File No. 749693; thence East, along the South line of said Evans tract, a distance of 330 feet;

Thence Southwesterly a distance of 175.85 feet, more or less, to the Northeast corner of Tract No. 2 in that certain Statutory Warranty Deed in favor of Elvin W. Haley, et ux, recorded March 13, 1962 under Auditor's File No. 619030;

Thence West, along the North line of said Haley tract and the North line of another tract conveyed to Haley by Deed recorded September 12, 1957 under Auditor's File No. 556009, a distance of 190.5 feet, more or less, to the Southeast corner of Tract 1 of said Haley Tract under Auditor's File No. 619030;

Thence North, along the East line of said Tract 1, a distance of 29.5 feet to the Northeast corner thereof;

Thence West, along the North line of said Tract 1, a distance of 114 feet to the East line of the Kamb Road;

Thence North, along the East line of the Kamb Road, a distance of 144.5 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington

EXHIBIT "B"
Exceptions

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

Granted to:	Olympic Pipe Line Co
Purpose:	pipeline(s)
Recording Date:	April 13, 1964
Recording No.:	649046
2. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date:	August 26, 1999
Recording No.:	9908260078
3. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date:	August 26, 1999
Recording No.:	9908260079
4. 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."
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. 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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 03, 2023
between Travis Hardesty Kerri Majszak ("Buyer")
Buyer Buyer
and Estate of Naomi C. Evans ("Seller")
Seller Seller
concerning 15897 Kamb Road Mount Vernon WA 98273 (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.

Authenticator
Travis Hardesty 06/03/2023
Buyer Date

Authenticator
Kerri Majszak 06/03/2023
Buyer Date

Authenticator
Brian Evans, PR for Evans Estate
Seller Date 06/04/23

Seller Date