

202307050049

07/05/2023 01:55 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:
Daniel Toomey and Karen Pollack
20302 Skagit City Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237148
Jul 05 2023
Amount Paid \$16415.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054475

CHICAGO TITLE
620054475

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sarah L. Southard and Jamie L. Southard, 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 Daniel Toomey and Karen Pollack, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

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

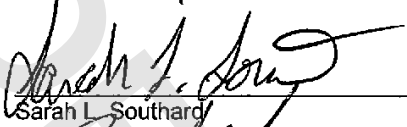
Abbreviated Legal: (Required if full legal not inserted above.)

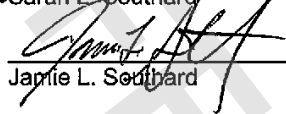
PTN. GOVT LT 3, SW NE, SEC. 13-33-3E, W.M.

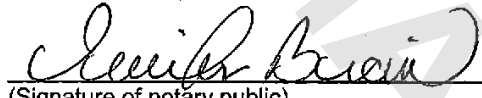
Tax Parcel Number(s): P15794 / 330313-0-007-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: July 3, 2023

Sarah L. Southard

Jamie L. SouthardState of WashingtonCounty of SkagitThis record was acknowledged before me on July 3, 2023 by Sarah L. Southard
and Jamie L. Southard.

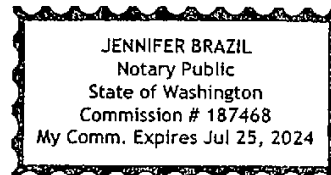
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P15794 / 330313-0-007-0006

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THAT PORTION OF GOVERNMENT LOT 3, SECTION 13, TOWNSHIP 33 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 13;

THENCE SOUTH 0°49'46" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1,772.97 FEET;

THENCE AT A RIGHT ANGLE SOUTH 89°10'14" EAST 1,200.50 FEET TO AN IRON ROD AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 2°03'37" EAST, 56.62 FEET TO AN IRON ROD;

THENCE SOUTH 62°54'55" EAST, 323.85 FEET;

THENCE NORTH 69°21'59" EAST TO THE SKAGIT RIVER;

THENCE NORTHERLY ALONG THE SKAGIT RIVER TO A POINT THAT IS NORTH 79°25'41" EAST FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 79°25'41" WEST TO THE POINT OF BEGINNING;

EXCEPT DIKING DISTRICT NO. 2 RIGHT-OF-WAY AS CONDEMNED BY DECREE ENTERED JULY 19, 1900 IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 3049 AND AS CONVEYED BY DEED RECORDED JUNE 21, 1898, IN VOLUME 35 OF DEEDS, PAGE 439 UNDER AUDITOR'S FILE NO. 28649, RECORDS OF SKAGIT COUNTY, WASHINGTON,;

AND EXCEPT COUNTY ROAD RIGHT-OF-WAY.

ALSO KNOWN AS SKAGIT COUNTY SHORT PLAT NO. 49-75, AS APPROVED NOVEMBER 10, 1975, AND RECORDED NOVEMBER 20, 1975, IN VOLUME 1 OF SHORT PLATS, PAGE 79, UNDER AUDITOR'S FILE NO. 826381, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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: Diking District
Purpose: Maintenance
Recording No.: 26845
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 Short Plat No. 49-75:

Recording No: 826381
3. 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.
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. City, county or local improvement district assessments, if any.

Authentisign ID: DBA4D99C-9434-43E3-14907D609466-DE010557

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 06/21/23

between Daniel Toomey Karen Pollack ("Buyer")
Buyer Buyer
 and Sarah L Southard Jamie L Southard ("Seller")
Seller Seller
 concerning 20302 Skagit City Rd 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.

Daniel Toomey 06/21/23

Buyer Date

Karen Pollack 06/21/23

Buyer Date

[Signature] 5/27/23

Seller Date

[Signature] 5/27/23

Seller Date