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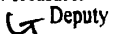
08/02/2023 02:41 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:

Sarah K Johnson and Matthew J Schwab
19757 John Nelson Rd
Mount Vernon, WA 98274

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

**2023 7523
AUG 02 2023**

Amount Paid \$ 13,211.00
Skagit Co. Treasurer
By  Deputy

CHICAGO TITLE

620053986

Ticor Title RES70205758
Chicago Title 620053986 5

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven A Purnell and Barbara A Purnell, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Matthew J Schwab and Sarah K Johnson, 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.)

PARCEL A & B, PTN E 1/2 E 1/2, NW 1/4 SE 1/4, SEC 8-33-4E, W.M, SKAGIT COUNTY, WA

Tax Parcel Number(s): P16565 / 330408-4-009-0200, P16563 / 330408-4-009-0002

Subject to:

1. See Exhibit "A" attached hereto and made a part hereof

STATUTORY WARRANTY DEED
(continued)

Dated: July 31st, 2023

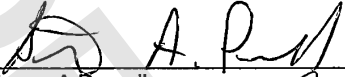
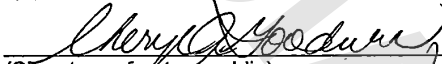
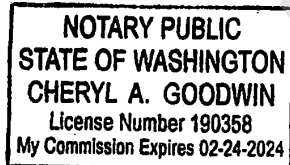

Steven A Purnell
Barbara A PurnellState of Washington
County of KingThis record was acknowledged before me on July 31, 2023 by Steven A Purnell and Barbara A Purnell.
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 2-24-24

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P16565 / 330408-4-009-0200, P16563 / 330408-4-009-0002

PARCEL A:

THAT PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 33 NORTH, RANGE 4 EAST, W. M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE NORTH 89 DEGREES 03'25" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 20.0 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 0 DEGREES 48'28" EAST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 190.0 FEET;
THENCE NORTH 89 DEGREES 03'25" WEST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION 113.83 FEET, MORE OR LESS, TO THE EAST LINE OF A TRACT CONVEYED TO SJOGREN ET UX BY DEED DATED MAY 22, 1963, RECORDED MAY 27, 1963, UNDER AUDITORS FILE NO. 636781. SAID POINT BEING 196.0 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION AS MEASURED AT RIGHT ANGLES TO SAID WEST LINE;
THENCE SOUTH 0 DEGREES 42'20" WEST ALONG THE EAST LINE OF SAID SJOGREN TRACT 196.0 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE SOUTH 89 DEGREES 03'25" EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION 113.50 FEET. MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVOYED TO SKAGIT COUNTY FOR ROAD BY DEED RECORDED MARCH 21, 1972, UNDER AUDITOR'S FILE NO. 765636, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., EXCEPT THE FOLLOWING DESCRIBED TRACTS:

THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED JANUARY 27, 1972, UNDER AUDITOR'S FILE NO. 763412, RECORDS OF SKAGIT COUNTY, WASHINGTON.

BEGINNING AT THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4;
THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 196 FEET;
THENCE NORTH 330 FEET TO A POINT 196 FEET EAST OF THE WEST LINE OF SAID EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4;
THENCE WEST TO THE WEST LINE OF SAID EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4;
THENCE SOUTH ALONG SAID WEST LINE OF SAID EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE POINT OF BEGINNING.

EXHIBIT "A"Legal Description
(continued)

THAT PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EXISTING MONUMENT OF THE SOUTHEAST CORNER OF SAID SECTION 8;
THENCE NORTH 89°20' 10" WEST, ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 1,308.66 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8;
THENCE NORTH 0°48'23" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION 1,319.89 FEET TO THE SOUTHEAST CORNER OF SAID EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8;
THENCE NORTH 89°03'25" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 20 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 0°48'23" EAST, PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION, 190 FEET;
THENCE NORTH 89°03'25" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION 113.83 FEET TO A POINT THAT IS 196.00 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION, AS MEASURED AT RIGHT ANGLES TO SAID WEST LINE;
THENCE SOUTH 0°42'20" WEST, PARALLEL WITH SAID WEST LINE OF SAID SUBDIVISION, 190 FEET TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE SOUTH 89°03'25" EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 113.50 FEET TO THE TRUE POINT OF BEGINNING.
DITCH RIGHT OF WAY, IF ANY, OVER AND ACROSS SAID PREMISES.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

EXHIBIT "B"
EXCEPTIONS

Order No.: RES70205758

1. Agreement for water system and the terms and conditions thereof:

Recording Date: December 3, 1913
Recording No.: 99561

2. 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."

3. The Land has been classified as Farm and Agricultural Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: November 15, 1971
Recording No.: 760638

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information. Said instrument was transferred under

Recording No. 806728