

**When recorded return to:**  
Shellie Hartman and Randall Hartman  
15606 Beaver Marsh Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20237556  
Aug 04 2023  
Amount Paid \$14190.00  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620054363

**CHICAGO TITLE**  
620054363

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Julie Ann Johnson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Shellie Hartman and Randall Hartman, 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 NE 1/4 NE 1/4 SE 1/4, 22-34-3 AKA TRACT A, SP NO. 17-71

Tax Parcel Number(s): P22271 / 340322-0-015-0103

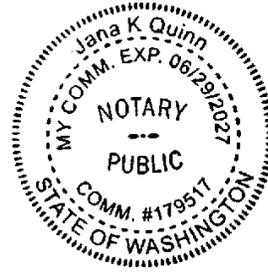
Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 7-17-23

Julie Ann Johnson  
Julie Ann Johnson  
Robert Johnson  
Robert Johnson

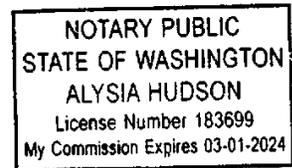


State of Washington  
County of Skagit  
This record was acknowledged before me on 07/18/2023 by Julie Ann Johnson.

Jana K. Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 06/29/2027

State of Washington  
County of Skagit  
This record was acknowledged before me on 07/17/2023 by Robert Johnson.

Alysia Hudson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 03/01/2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P22271 / 340322-0-015-0103**

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THE SOUTH 190 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT COUNTY ROAD;

(ALSO KNOWN AS TRACT A OF SKAGIT COUNTY SHORT PLAT NO. 17-71, APPROVED NOVEMBER 12, 1971).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Title Notification - Special Flood Hazard Area, and the terms and conditions thereof:  
Recording Date: March 5, 2001  
Recording No.: 200103050239
2. Title Notification - Development Activities on or Adjacent to Designated Resource Lands, and the terms and conditions thereof:  
Recording Date: March 5, 2001  
Recording No.: 200103050240
3. 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: 200102090152
4. Agreement and the terms and conditions thereof:  
Executed by: Louise Renville and Edna L. Renville, husband and wife and Pasquale Joseph Senatore Jr. and Mary Jane Senatore, husband and wife  
Recording Date: January 14, 1972  
Recording No.: 762967  
Providing: Fence
5. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
Recording Date: January 14, 1972  
Recording No.: 762968
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Skagit County  
Purpose: Ingress and egress to reconstruct and maintain a roadway including guardrail and utilities

**EXHIBIT "B"****Exceptions  
(continued)**

Recording Date: September 22, 1988  
Recording No.: 8809220099  
Affects: Easterly portion of said premises

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. 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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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 07, 2023

between Shellie L. Hartman Randall W. Hartman ("Buyer")  
Buyer Buyer

and Julie Johnson Robert Johnson ("Seller")  
Seller Seller

concerning 15606 Beaver Marsh 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.

Authent: Shellie L. Hartman 06/01/23  
Buyer Date

Authent: Julie Johnson 05/31/2023  
Seller Date

Authent: Randall W. Hartman 06/01/23  
Buyer Date

Authent: Robert Johnson 06/01/23  
Seller Date