

When recorded return to:
Justin Keith Thomson
27845 W Gilligan Creek Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238010
Sep 11 2023
Amount Paid \$9562.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620054947

Escrow No.: 620054947

STATUTORY WARRANTY DEED

THE GRANTOR(S) Douglas Krampetz , as his separate estate as to Tract 3 and Douglas R. Krampetz and Carol H. Krampetz, a married couple as to Tract 4

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Justin Keith Thomson, 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.)

TRACTS 3 & 4, SKAGIT COUNTY SP NO. 117-79, BEING PTN SE 1/4 SE 1/4 SEC 27-35-5E, W.M

Tax Parcel Number(s): P40294 / 350527-4-025-0202, P40295 / 350527-4-025-0301

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 8, 2023

Douglas R. Krampetz
Douglas R. Krampetz

Carol H. Krampetz
Carol H. Krampetz

State of Washington
County of Skaagit

This record was acknowledged before me on 9-8-2023 by Douglas R. Krampetz and Carol H. Krampetz

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

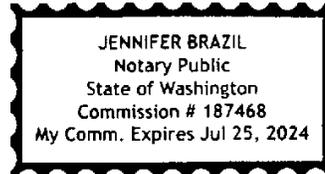


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P40294 / 350527-4-025-0202 and P40295 / 350527-4-025-0301

TRACTS 3 AND 4 OF SKAGIT COUNTY SHORT PLAT NO. 117-79, AS APPROVED FEBRUARY 5, 1980, AND RECORDED FEBRUARY 6, 1980, IN VOLUME 4 OF SHORT PLATS, PAGE 34, UNDER AUDITOR'S FILE NO. 8002060048, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT ALL THAT PORTION THEREOF, IF ANY, LYING WITHIN THAT CERTAIN TRACT PREVIOUSLY CONVEYED TO ALEXANDER FRIEDT AND ELIZABETH M. FRIEDT, HUSBAND AND WIFE, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8408290021, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Skagit County Short Plat No. 117-79:

Recording No: 8002060048

2. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: November 16, 2005
Recording No.: 200511160078
Affects: Tract 3

3. Title Notification and the terms and conditions thereof:

Recording Date: June 15, 2010
Recording No.: 201006150031

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.

EXHIBIT "B"
Exceptions
(continued)

6. City, county or local improvement district assessments, if any.