

202309200060

09/20/2023 02:17 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

**When recorded return to:**  
Casey Nold  
2927 St Paul St  
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238132  
Sep 20 2023  
Amount Paid \$8850.00  
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

**CHICAGO TITLE**  
620054783

Escrow No.: 620054783

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian James Barney and Deborah L. Barney, 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 Casey Nold, an unmarried person and Galena Graham, 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 NW 1/4 SEC 14-35-5E, W.M.

Tax Parcel Number(s): P39055 / 350514-0-018-0008

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 9-19-23

Brian James Barney

Brian James Barney

Deborah L. Barney

Deborah L. Barney

State of Washington  
County of Skagit

This record was acknowledged before me on 09/19/2023 by Brian James Barney and Deborah L. Barney.

Alysi Hudson

(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 03/01/2024

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P39055 / 350514-0-018-0008**

---

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 866.3 FEET SOUTH AND 359.4 FEET EAST OF THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;  
THENCE SOUTH PARALLEL WITH THE WEST LINE OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, TO THE NORTH BOUNDARY LINE OF THE PAVED HIGHWAY AS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED AUGUST 23, 1905 AND RECORDED AUGUST 26, 1905 UNDER AUDITOR'S FILE NO. 53277, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
THENCE IN AN EASTERLY DIRECTION ALONG SAID HIGHWAY TO A POINT WHICH IS 522 FEET EAST OF THE WEST LINE OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;  
THENCE NORTH TO A POINT DUE EAST OF THE PLACE OF BEGINNING;  
THENCE WEST TO THE PLACE OF BEGINNING;

EXCEPT RIGHT-OF-WAY CONVEYED TO PUGET SOUND & BAKER RIVER RAILWAY COMPANY, UNDER DEED RECORDED JULY 30, 1907 IN VOLUME 62 OF DEEDS, PAGE 605, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN THAT LAST TRACT CONVEYED TO JAMES E. FOSTER AND SALLY R. FOSTER BY DEED DATED MARCH 19, 1970 AND RECORDED MARCH 25, 1970 UNDER AUDITOR'S FILE NO. 737287, 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:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	June 15, 1925
Recording No.:	184836
Affects:	Portion of said premises
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Bechtel Corporation, a Delaware corporation, its successors and assigns
Purpose:	Pipelines
Recording Date:	August 31, 1965
Recording No.:	671063
Affects:	Portion of said premises
  
3. City, county or local improvement district assessments, if any.
  
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."