

When recorded return to:
Robin Brown and Marcus Leonard
3789 Greenville Court
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238274
Oct 03 2023
Amount Paid \$10256.20
Skagit County Treasurer
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055005

CHICAGO TITLE
620055005

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Tallon and Molly Tallon, 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 Robin Brown and Marcus Leonard, 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 SE 1/4 SE 1/4, 36-36-3E, W.M.

Tax Parcel Number(s): P48782 / 360336-4-008-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 9/29/2023

[Signature]
Robert Tallon

[Signature]
Molly Tallon

State of Washington
County of Snohomish

This record was acknowledged before me on 9/29/23 by Robert Tallon and Molly Tallon.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 10/1/2023

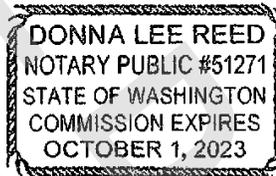


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48782 / 360336-4-008-0007

THE WEST 560 FEET OF THE SOUTH 390 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.,

EXCEPT THE NORTH 210 FEET OF THE WEST 233 FEET THEREOF,

ALSO EXCEPT THE WEST 25 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEEDS RECORDED MARCH 31, 1939, AND MARCH 23, 1939, UNDER AUDITOR'S FILE NOS. 311432 AND 311166.

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4;
THENCE NORTH 00°16'55" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 180.05 FEET;
THENCE NORTH 88°55'42" EAST, A DISTANCE OF 25.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF HOBSON ROAD AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8803310075, AND ALSO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE NORTH 88°55'42" EAST ALONG THE SOUTH LINE OF SAID TRACT OF LAND UNDER AUDITOR'S FILE NO. 8803310075, A DISTANCE OF 160.00 FEET;
THENCE SOUTH 00°01'6" WEST, A DISTANCE OF 63.09 FEET;
THENCE SOUTH 88°55'42" WEST, A DISTANCE OF 160.00 FEET TO THE SAID EAST RIGHT-OF-WAY LINE OF HOBSON ROAD;
THENCE NORTH 00°16'55" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 63.09 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 00°16'55" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 390.11 FEET;
THENCE NORTH 88°55'42" EAST, A DISTANCE OF 25.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF HOBSON ROAD AND ALSO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8803310075;
THENCE CONTINUE NORTH 88°55'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE NORTH 88°55'42" EAST, A DISTANCE OF 48.06 FEET;
THENCE SOUTH 00°16'55" WEST, A DISTANCE OF 210.06 FEET;
THENCE SOUTH 88°55'42" WEST, A DISTANCE OF 48.06 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND UNDER AUDITOR'S FILE NO. 8803310075;
THENCE NORTH 00°16'55" EAST, A DISTANCE OF 210.06 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

EXHIBIT "A"
Legal Description
(continued)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed including the terms, covenants and provisions thereof

Grantor: State of Washington
Recording No.: 116791

2. Agreement for the division of a substandard lot and allow conveyance of the parcel without adhering to Short Plat procedures including the terms, covenants and provisions thereof

Recording Date: January 3, 1985
Recording No.: 8501030018

3. Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: June 15, 1990
Recording No.: 9006150066

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 23, 1993
Recording No.: 9312230061
Matters shown: Fence line

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

6. 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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 09/03/2023

between Robin Brown and Marcus Leonard ("Buyer")

and Robert Tallon and Molly B. Tallon ("Seller")

concerning 17805 Bow Hill Rd Bow WA 98232 (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.

DocuSigned by:
Robin Brown 9/3/2023
Buyer Date

Authenticated:
Robert Tallon 09/04/23
Seller Date

DocuSigned by:
Molly B Tallon 9/3/2023
Buyer Date

Authenticated:
Holly B Tallon 09/04/23
Seller Date

