

202310120018

10/12/2023 09:54 AM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238369

Oct 12 2023

Amount Paid \$9811.20
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Lee Jennings
River AdVentures, LLC
143 NW 85th St Unit 404
Seattle, WA 98117

Chicago Title
620055066

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055066

(575) 213-0440
mercedesbent@yahoo.com

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin R Isdell, an unmarried person and Sandra L Isdell, 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 River AdVentures, LLC , A Wyoming Limited Liability Company

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 GOVT LTS 6 AND 8, SEC. 6-35-11E, W.M.

Tax Parcel Number(s): P45796 / 351106-1-011-0007, P45810 / 351106-1-015-0201

Subject to:

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

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 03.22.23

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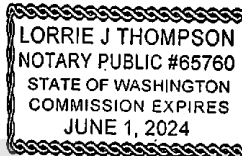


STATUTORY WARRANTY DEED
(continued)

Dated: 10/10/2023

Kevin R Isdell
Kevin R Isdell

Sandra L Isdell
Sandra L Isdell



State of Washington
County of Snohomish

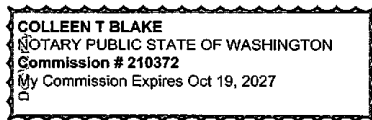
This record was acknowledged before me on October 11, 2023 by Kevin R Isdell.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 6-1-2024

State of Washington
County of Snohomish

This record was acknowledged before me on 10/10/2023 by Sandra L Isdell.

Colleen T Blake
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 10/19/2027



Notarial act performed by audio-visual communication



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P45796 / 351106-1-011-0007 and P45810 / 351106-1-015-0201

Parcel "A";

The South 5 acres of the North 15 acres of Government Lot 8, Section 6, Township 35 North, Range 11 East, W.M.,

EXCEPT those portions thereof conveyed to the State of Washington for roads by deeds recorded under Recording No. 68793 and Recording No. 846873, records of Skagit County, Washington,

ALSO EXCEPT that portion thereof described as follows:

BEGINNING at a point on the South line of the West 2 acres of the South 5 acres of the North 10 acres of said Government Lot 8 that is a distance of 97.45 feet West of the Southeast corner thereof; thence West along said South line a distance of 97.45 feet; thence Southeasterly in a straight line to a point that is 7 feet due South of the point of beginning; thence North 7 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "B";

That portion of Government Lot 8 in Section 6, Township 35 North, Range 11 East, W.M., described as follows:

BEGINNING at the Southeast corner of the West 2 acres of the South 5 acres of the North 10 acres of said Government Lot 8; thence West, along the South line of said West 2 acres a distance of 97.45 feet; thence North a distance of 7 feet; thence Southeasterly in a straight line to point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "C";

That portion of the South 5 acres of the North 10 acres of Government Lot 8 in Section 6, Township 35 North, Range 11 East, W.M., lying Westerly of State Highway No. 20:

EXCEPT the West 2 acres thereof, described as follows:

BEGINNING at a point on the West line of said above described tract that is a distance of 28 feet North of the Southwest corner thereof; thence South a distance of 28 feet to the Southwest corner of said tract; thence East along the South line thereof to a point that is 338 feet Southeasterly, as measured along a straight line, from the point of beginning; thence Northwesterly a distance of 338 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "D":

The North 25 feet of the following described tract:

Statutory Warranty Deed (LPB 10-05)
WA0000916.doc / Updated: 03.22.23

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EXHIBIT "A"
Legal Description
(continued)

Government Lot 8, Section 6, Township 35 North, Range 11 East, W.M.;

EXCEPT the North 15 acres thereof;

ALSO EXCEPT those portions thereof conveyed to the State of Washington for road by deeds recorded under Recording No. 68793 and Recording No. 846873, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel "E";

That portion of the West 2 acres of the South 5 acres of the North 10 acres of Government Lot 8, Section 6, Township 35 North, Range 11 East, W.M., described as follows:

Beginning at the Southeast corner thereof; thence North 01° 27' 24" East a distance of 28.00 feet; thence Southwesterly, along an existing fence line, to a point that is 7 feet North and 97.70 feet West of the aforesaid Southeast corner; thence Southeasterly, in a straight line, to the point of beginning.

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: Underground electric transmission and/or distribution system
Recording Date: May 4, 1981
Recording No.: 8105040064
2. Covenants, conditions and restrictions 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: July 26, 2000
Recording No.: 200007260100
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: 200808210041
4. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: September 9, 2010
Recording No.: 201009090083
5. Lot certificate, including the terms, covenants and provisions thereof

Recording Date: January 28, 2010
Recording No.: 201001280081
6. Special Use Permit No. PL10-0015, including the terms, covenants and provisions thereof

Recording Date: July 22, 2011
Recording No.: 201107220041
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Statutory Warranty Deed (LPB 10-05)
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EXHIBIT "B"
Exceptions
(continued)

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Utility System
Recording Date: September 30, 2021
Recording No.: 202109300138
Affects: Said premises

8. 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."

9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
10. City, county or local improvement district assessments, if any.

