

When recorded return to:

John V Guthrie
John V Guthrie and Mary P Arnold 2011 Revocable
Trust
995 Buckland Avenue
San Carlos, CA 94070

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238613
Oct 31 2023
Amount Paid \$5365.00
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
620055186

Escrow No.: 620055186

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ken DeRoux, a married man as his separate estate and Mary P. Arnold, a married person as her separate property

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to John V. Guthrie and Mary P. Arnold, Trustees of the John V Guthrie and Mary P Arnold 2011 Revocable Trust

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.)

LT 1, SP NO. 54-81, REC 8202110010; **NW 28-36-4**

Tax Parcel Number(s): P50179 / 360428-2-002-0105, P135329 / 360420-4-014-0106, P135285 / 360429-1-020-0000, P135327 / 360421-3-008-0105

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10/30/2023

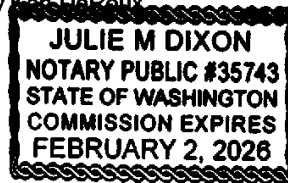
Ken DeRoux
Ken DeRoux

Mary P. Arnold
Mary P. Arnold

State of Washington
County of Snohomish

This record was acknowledged before me on 10/30/2023 by Ken DeRoux

Julie M Dixon
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 2/2/2026



State of Washington
County of Snohomish

This record was acknowledged before me on 10/30/2023 by Mary P. Arnold.

Julie M Dixon
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 2/2/2026

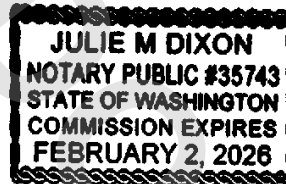


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50179 / 360428-2-002-0105, P135329 / 360420-4-014-0106, P135285 /
360429-1-020-0000 and P135327 / 360421-3-008-0105

PARCEL A:

THAT PORTION OF LOT 1, SKAGIT COUNTY SHORT PLAT NO. 54-81, APPROVED FEBRUARY 9, 1982, RECORDED FEBRUARY 11, 1982 IN VOLUME 5 OF SHORT PLATS, PAGE 164, UNDER AUDITOR'S FILE NO. 8202110010, RECORDS OF SKAGIT COUNTY, WASHINGTON; LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF LOT 1, SKAGIT COUNTY SHORT PLAT NO. 54-81, APPROVED FEBRUARY 9, 1982, RECORDED FEBRUARY 11, 1982 IN VOLUME 5 OF SHORT PLATS, PAGE 164, UNDER AUDITOR'S FILE NO. 8202110010, RECORDS OF SKAGIT COUNTY, WASHINGTON; LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C:

THE SOUTH 50 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., EXCEPT THE EAST 6 ACRES THEREOF;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL D:

THE SOUTH 50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING SOUTHEASTERLY OF HUMPHREY HILL ROAD.

SITUATE THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 58179

2. 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 12, 1980
Recording No.: 8006120003
Affects: A 10 foot strip across said premises

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 Skagit County Short Plat No. 54-81:

Recording No: 8202110010
Affects: Parcels A and B

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Owner of Lot 2 in said short plat
Purpose: Usage of existing well and all appurtenances
Recording Date: October 3, 1985
Recording No.: 8510030018
Affects: Said premises, the exact location and extent of said easement is undisclosed of record

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: water lines
Recording Date: March 22, 1988
Recording No.: 8803220004
Affects: as described in said instrument

EXHIBIT "B"Exceptions
(continued)

6. Easement(s) and agreement for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Roberta Mansfield
Purpose: The right to use water from an existing well
Recording Date: July 23, 1992
Recording No.: 9207230133
Affects: Said premises, the exact location and extent of said easement is undisclosed of record

7. 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 Boundary Line Adjustment:

Recording No: 202010230044

8. City, county or local improvement district assessments, if any.
9. 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."