

**When recorded return to:**

Joseph O Evans and Norma L Suarez  
20237 Echo Hill Road  
Sedro Woolley, WA 98284

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 20238761

Nov 15 2023

Amount Paid \$12118.97

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**

622055187

Escrow No.: 620055187

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tomas S. Fulton and Katherine M. Fulton, 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 Joseph O Evans and Norma L Suarez, Husband and Wife.

the following described real estate, situated in the County of Skagit, State of Washington:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER AND OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE  
SOUTHWEST QUARTER LYING NORTHERLY OF THE COUNTY ROAD; THE NORTH LINE OF  
SAID ROAD RUNNING FROM A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER  
OF THE SOUTHWEST QUARTER THAT IS APPROXIMATELY 340 FEET SOUTH OF THE  
NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER  
TO A POINT ON THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF  
THE SOUTHWEST QUARTER THAT IS APPROXIMATELY 170 FEET SOUTH OF THE  
NORTHWEST CORNER THEREOF, IN SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST  
OF THE WILLAMETTE MERIDIAN, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID COUNTY ROAD THAT IS 30 FEET  
WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST  
QUARTER, AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE;  
THENCE NORTHERLY PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE  
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST  
QUARTER OF THE NORTHWEST QUARTER TO A POINT ON THE NORTH LINE OF THE  
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER  
OF SECTION 21;  
THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 131 FEET;  
THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SUBDIVISIONS TO THE NORTH  
LINE OF THE AFORESAID COUNTY ROAD;  
THENCE SOUTHEASTERLY ALONG SAID ROAD TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

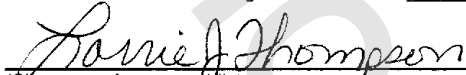
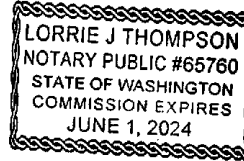
Tax Parcel Number(s): P49695 / 360421-0-007-0002

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Tomas S. Fulton

  
Katherine M. FultonState of WashingtonCounty of SkagitThis record was acknowledged before me on November 13, 2023 by Katherine M. Fulton.  
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2024

State of \_\_\_\_\_

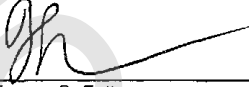
County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by Tomas S. Fulton.

(Signature of notary public)

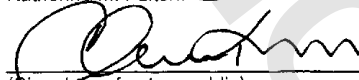
Notary Public in and for the State of \_\_\_\_\_

My appointment expires: \_\_\_\_\_

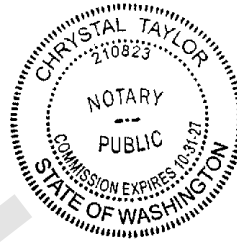
STATUTORY WARRANTY DEED  
(continued)Dated: November 14, 2023

Tomas S. Fulton

Katherine M. Fulton

State of WACounty of PierceThis record was acknowledged before me on Nov 14, 2023 by Tomas S. Fulton ~~and~~  
~~Katherine M. Fulton.~~

(Signature of notary public)

Notary Public in and for the State of WAMy appointment expires: 10.31.27

**EXHIBIT "A"**

## 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 Survey:

Recording No: 200406040081

2. City, county or local improvement district assessments, if any.
3. 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."