

When recorded return to:
Nannette Darbous Marthaller
Heritage Construction Group LLC
PO Box 1731
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238966
Dec 08 2023
Amount Paid \$1285.00
Skagit County Treasurer
By Candi Newcombe Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055313

CHICAGO TITLE
620055313

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jarrod Lee, Personal Representative of The Estate of Kenneth R. Spencer
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Heritage Construction Group LLC, a 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 NW 1/4 SE 1/4 SEC 15-35-8E, W.M., AKA TRACT A SPL NO. 4-72

Tax Parcel Number(s): P107199 / 350815-0-018-0100

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 12-05-2023

The Estate of Kenneth R. Spencer

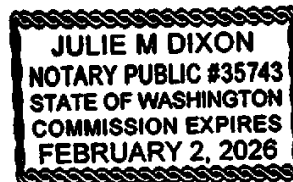
BY: Jarrod W. Lee
Jarrod Lee
Personal RepresentativeState of WashingtonCounty of SkegittThis record was acknowledged before me on 12-5-2023 by Jerrod Lee as
Personal Representative of The Estate of Kenneth R. Spencer.Julie M Dixon
(Signature of notary public)
Notary Public in and for the State of Wash
My appointment expires: 2/2/2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P107199 / 350815-0-018-0100

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,

THENCE WEST 660 FEET;
THENCE NORTH 265 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE NORTH 155 FEET;
THENCE WEST 209 FEET;
THENCE SOUTH 155 FEET;
THENCE EAST 209 FEET TO THE TRUE POINT OF BEGINNING,
EXCEPT THAT PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT 63.30 FEET NORTH OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIPTION;

THENCE NORTHWESTERLY IN A STRAIGHT LINE 91.54 FEET TO A POINT 80 FEET NORTH OF THE SOUTH LINE AND 90 FEET WEST OF THE EAST LINE OF THE ABOVE DESCRIPTION;
THENCE WEST 119 FEET TO A POINT ON THE WEST LINE OF THE ABOVE DESCRIPTION THAT IS 80 FEET NORTH OF THE SOUTHWEST CORNER OF THE ABOVE DESCRIPTION, AND THE TERMINAL POINT OF SAID LINE;
EXCEPT THAT PORTION THEREOF LYING WITHIN A PARCEL OF LAND 40 FEET IN WIDTH RUNNING THROUGH THE CENTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, AS QUIETED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 34991.

(ALSO KNOWN AS TRACT "A" OF SHORT PLAT NO. 4-72, APPROVED JANUARY 27, 1972.).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Short Plat 4-72.
2. Agreement and the terms and conditions thereof;

Executed by: Walter & Walter, Inc. et al
Recording Date: December 14, 1998
Recording No.: 9812140190
Regarding: Joint well use agreement
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."

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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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 23, 2023
between Heritage Construction Group LLC ("Buyer")
Buyer
and The Estate of Kenneth R Spencer ("Seller")
Seller
concerning 8712 Arnold Lane Concrete WA 98237 (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.

<small>Authentication</small> <u>Nan Darlow-Marthaller</u>	<u>10/23/23</u>	<small>Authentication</small> <u>The Estate of Kenneth R Spencer by Jerrod Lee, Executor</u>	<u>10/24/23</u>
<small>Buyer</small>	<small>Date</small>	<small>Seller</small>	<small>Date</small>
 <small>Buyer</small>	 <small>Date</small>	 <small>Seller</small>	 <small>Date</small>