

202401110014

01/11/2024 11:15 AM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

**When recorded return to:**  
Emma Sundance  
1856 State Route 9  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20249316  
Jan 11 2024  
Amount Paid \$7173.00  
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

**CHICAGO TITLE**

626055488

Escrow No.: 620055488

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian C. Paris and Ketti A. Nold, 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 Emma Sundance, an unmarried person and Peyton Forkner, an unmarried person

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 OF GOVT LT 4 OF SEC 7-36-5E

Tax Parcel Number(s): P50909 / 360507-0-016-0008

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 01/10/2024

Brian C. Paris

Brian C. Paris

Ketti A. Nold

Ketti A. Nold

State of Washington

County of SKAGIT

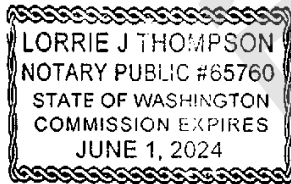
This record was acknowledged before me on JANUARY 10, 2024 by Brian C. Paris and Ketti A. Nold.

Lorrie J Thompson

(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 6-1-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P50909 / 360507-0-016-0008**

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THAT PORTION OF GOVERNMENT LOT 4, SECTION 7, TOWNSHIP 36 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF LOT 4 WITH THE CENTERLINE OF THE STATE HIGHWAY RUNNING THROUGH SAID LOT, AS SAID HIGHWAY WAS CONVEYED BY DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 177980 AND 305470, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
THENCE NORTH 20°26'00" EAST ALONG THE CENTERLINE OF SAID HIGHWAY, 890.00 FEET;  
THENCE WEST 26.71 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID HIGHWAY AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE WEST 320.34 FEET TO THE WEST LINE OF LOT 4;  
THENCE SOUTH 01°31'08" EAST ALONG THE WEST LINE OF SAID LOT 4, 140.46 FEET;  
THENCE EAST 263.74 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY;  
THENCE NORTH 20°36'00" EAST ALONG SAID RIGHT-OF-WAY LINE 150.00 FEET TO THE TRUE POINT OF BEGINNING;

ALSO THAT PORTION OF SAID GOVERNMENT LOT 4, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF LOT 4 WITH THE WEST RIGHT-OF-WAY LINE OF THE STATE HIGHWAY RUNNING THROUGH SAID LOT, AS SAID HIGHWAY WAS CONVEYED BY DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 177980 AND 305470, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
THENCE NORTH 20°26'00" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HIGHWAY 740.00 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO LAWRENCE C. WIGGINS AND EDITH M. WIGGINS, HUSBAND AND WIFE, BY DEED DATED AND RECORDED MAY 20, 1958, UNDER AUDITOR'S FILE NO. 565465, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID WIGGINS TRACT TO THE WEST LINE OF SAID LOT 4;  
THENCE SOUTH ALONG SAID WEST LINE 150.00 FEET;  
THENCE EAST TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY THAT IS 150.00 FEET SOUTH OF THE POINT OF BEGINNING;  
THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY TO THE TRUE POINT OF BEGINNING.

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

Grantor: Charles E. Johnson and Edna E. Johnson, husband and wife and Verne L. Coselman and Elizabeth R. Coselman, husband and wife  
Recording Date: October 8, 1962  
Recording No.: 627159

NOTE: This exception does not include present ownership of the above mineral rights.

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

Purpose: Right to draw water from well located on said premises and maintain said well  
Recording Date: August 10, 1978  
Recording No.: 885281

Said instrument is re-recording of instrument recorded under Recording No. 884576

3. Low Flow Mitigation Summary and the terms and conditions thereof:

Recording Date: February 22, 2001  
Recording No.: 200102220010

4. Title Notification and the terms and conditions thereof:

Recording Date: February 22, 2001  
Recording No.: 200102220011

5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

6. 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

**EXHIBIT "B"****Exceptions  
(continued)**

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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. 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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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated December 8, 2023  
between Emma Sundance Peyton Forkner ("Buyer")  
Buyer Buyer  
and Brian C Paris Ketti A Nold ("Seller")  
Seller Seller  
concerning 1856 State Route 9 Sedro Woolley WA 98284 (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.

Authenticity  
Emma Sundance 12/08/23  
Buyer Date  
Authenticity  
Peyton Forkner 12/08/23  
Buyer Date

Authenticity  
Brian C Paris 11/08/2023  
Seller Date  
Authenticity  
Ketti A Nold 11/08/2023  
Seller Date