

**When recorded return to:**  
Nichcole M. Johnson and Forrest Miller  
29700 Lyman Hamilton Hwy  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20249383  
Jan 22 2024  
Amount Paid \$7349.00  
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**  
620055520

Escrow No.: 620055520

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Deborah "Debi" A Adams, Personal Representative of the Estate of Ethel R. Adams, Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Nichcole M. Johnson, an unmarried person and Forrest Miller, 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 NW 1/4 NE 1/4 SEC 13-35-5E, W.M.

Tax Parcel Number(s): P38971 / 350513-0-016-0001

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 1-17-24

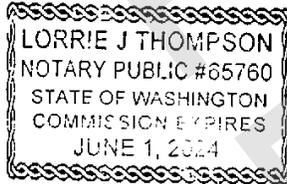
Estate of Ethel R. Adams, Deceased

By Deborah A. Adams  
Deborah A Adams  
Personal Representative

State of Washington  
County of Skagit

This record was acknowledged before me on JANUARY 17, 2024 by Deborah "Debi" A Adams as Personal Representative of Estate of Ethel R. Adams, Deceased.

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P38971 / 350513-0-016-0001**

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**PARCEL A:**

THE NORTH 125 FEET OF THE WEST 125 FEET OF THAT PORTION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 5 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THAT STATE HIGHWAY (ALSO KNOWN AS THE B.D. MINKLER ROAD) 600 FEET WEST OF THE EAST LINE OF SAID SECTION;  
THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 633 FEET;  
THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID HIGHWAY 1000 FEET;  
THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION TO SAID HIGHWAY TO THE SOUTHERLY LINE OF SAID HIGHWAY;  
THENCE EASTERLY ALONG SAID HIGHWAY TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE B.D. MINKLER ROAD NO. 175, WHICH IS 1601.9 FEET WEST AND 153.8 FEET NORTH OF THE 1/16TH CORNER ON THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 13;  
THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ROAD 200 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO ROBERT C. TYLER ET UX BY DEED RECORDED MAY 4, 1965 UNDER AUDITOR'S FILE NO. 535571;  
THENCE SOUTH TO THE NORTH SHORE LINE OF MINKLER LAKE;  
THENCE EASTERLY ALONG THE SHORE LINE OF MINKLER LAKE TO A POINT THAT BEARS SOUTH 0°02' WEST FROM THE POINT OF BEGINNING;  
THENCE NORTH 0°02' EAST TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION OF SAID PREMISES, IF ANY, LYING WEST OF A LINE THAT IS 1772 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION AND SOUTH OF THAT CERTAIN TRACT CONVEYED TO FLOYD HENDRIX BY DEED RECORDED JANUARY 3, 1956, AS AUDITOR'S FILE NO. 529458, AND EXCEPT THAT PORTION OF SAID PREMISES, IF ANY, LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING ON THE SOUTHERLY LINE OF THE B.D. MINKLER ROAD AT A POINT 600 FEET WEST OF THE EAST LINE OF SAID SECTION;  
THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 633 FEET;  
THENCE WESTERLY PARALLEL WITH THE SAID MINKLER ROAD 1000 FEET;  
THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION TO THE SOUTHERLY LINE OF THE MINKLER ROAD;  
THENCE EASTERLY ALONG SAID ROAD TO THE 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: W.M. Lindsey etux  
Recording Date: April 10, 1900  
Recording No.: 33127

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. 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: Lyman Lumber & Shingle Co., Inc., a Corporation  
Recording Date: June 9, 1921  
Recording No.: 150203

The Company makes no representations about the present ownership of these reserved and excepted interests.

3. 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.

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

5. 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.

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

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."

6. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2024.
7. 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."