

202402150050

02/15/2024 02:17 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

**When recorded return to:**  
Gloria Gay Atchison and  
Clarence Alvin Atchison, Jr.  
53543 Rockport Cascade Road  
Rockport, WA 98283

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20249599

Feb 15 2024

Amount Paid \$9295.00  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

**CHICAGO TITLE COMPANY**  
**500148102**

Escrow No.: 500148102

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Scott W. Harville and Joan A. Harville, 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 Gloria Gay Atchison and Clarence Alvin Atchison, Jr., a married  
couple

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 GOVT LT 2, SEC 1-34-9E, W.M.

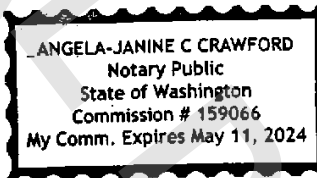
Tax Parcel Number(s): P106709 / 340901-0-003-0605

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 2-7-2024Scott W. Harville  
Scott W. HarvilleJoan A. Harville  
Joan A. HarvilleState of Washington  
County of CalvilleThis record was acknowledged before me on 2-7-2024 by Scott W. Harville and Joan A. Harville.Angela-Janine C Crawford  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 5-11-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P106709 / 340901-0-003-0605**

THAT PORTION OF GOVERNMENT LOT 2, SECTION 1, TOWNSHIP 34 NORTH, RANGE 9 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF THE ROCKPORT/DARRINGTON ROAD (SR 530) AT THE INTERSECTION OF THE CENTERLINE OF THE ROCKPORT/CASCADE ROAD;

THENCE EASTERLY 1,250 FEET, MORE OR LESS, ON THE CENTERLINE OF SAID ROCKPORT/CASCADE ROAD TO A POINT SET ON SAID CENTERLINE;

THENCE 40 FEET, MORE OR LESS, NORTH 6° EAST TO THE NORTH EDGE OF THE ROCKPORT/CASCADE ROAD RIGHT OF WAY AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 6° EAST, 690 FEET, MORE OR LESS, TO A HUB & TACK WHICH IS THE NORTHWEST CORNER OF THE WESTERN ¼ (ALSO KNOWN AS THE NORTHEAST CORNER OF THE SOUTHERN RESIDUAL THIRD);

THENCE SOUTH 88° EAST 285 FEET, MORE OR LESS, TO A HUB & TACK WHICH IS THE NORTHEAST CORNER OF THE WESTERN ¼ (ALSO KNOWN AS THE NORTHWEST CORNER OF THE SOUTHEASTERLY ½ OF THE TEEGARDEN PARCEL, AND THE SOUTHERN BOUNDARY OF THE NORTHERN ¼);

THENCE SOUTH 6° WEST 690 FEET, MORE OR LESS, TO THE NORTH EDGE OF THE RIGHT OF WAY OF THE ROCKPORT/CASCADE ROAD AND SOUTHEAST CORNER OF THE WESTERN ¼ (ALSO KNOWN AS THE SOUTHWEST CORNER OF THE SOUTHEASTERLY ½ OF THE TEEGARDEN PARCEL);

THENCE NORTH 88° WEST, 285 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

(SAID PARCEL IS DELINEATED AS THE "EXCEPTION" PARCEL IN THAT CERTAIN SURVEY FILED AUGUST 8, 2000 IN SKAGIT COUNTY UNDER AUDITOR'S FILE NO. 200008080073).

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 Survey:  
  
Recording No: 200008080073
2. 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.
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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."
5. City, county or local improvement district assessments, if any.