

**WHEN RECORDED RETURN TO:**

Jeffrey Smith  
17317 W. Snoqualmie Valley Rd NE  
Duvall, WA 98019

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20240476  
Date 05/03/2024

**DOCUMENT TITLE(S)****Statutory Warranty Deed**

**\*\*Rerecording to correct scrivener's error in exhibit A full legal description\*\***

Reference #: 202104210154

620046455  
INSURED BY  
CHICAGO TITLE

**Grantor(s):**

Melinda Hargitt, Personal Representative of the Estate of Karyn Ruth Ray Livingston,  
deceased

**Grantee (s):**

Jeffrey D. Smith and Clover Bachman, a married couple

**APN(S):**

P130789 / 341029-2-001-1000 and P31079 / 341029-2-001-0000  
and P135986

**ABBREVIATED LEGAL:**

PTN of NWQ 29-34-10E, W.M., Skagit County, WA



202104210154

04/21/2021 02:11 PM Pages: 1 of 5 Fees: \$107.50  
 Skagit County Auditor

**When recorded return to:**

Jeffrey D. Smith and Clover Bachman  
 16559 State Route 530  
 Concrete, WA 98237

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
 Mount Vernon, WA 98273

Escrow No.: 620046455

CHICAGO TITLE  
 620046455

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Melinda Hargitt, Personal Representative of The Estate of Karyn Ruth Ray  
 Livingston, Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
 in hand paid, conveys, and warrants to Jeffrey D. Smith and Clover Bachman, 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. NW, 29-34-10E, W.M.

Tax Parcel Number(s): P130789 / 341029-2-001-1000, P31079 / 341029-2-001-0000

Subject to:

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

2021-1714  
 SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX

APR 21 2021

Amount Paid \$ 4,805.00  
 Skagit Co. Treasurer  
 By Deputy

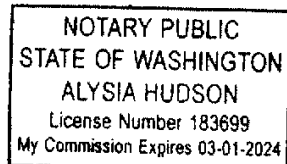
**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 12, 2021

The Estate of Karyn Ruth Ray Livingston, Deceased

BY: Melinda Hargitt  
Melinda Hargitt, Personal RepresentativeState of Washington  
County of SkagitI certify that I know or have satisfactory evidence that Melinda Hargitt

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Karyn Ruth Ray Livingston, Deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 13, 2021

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 03.01.2024

**EXHIBIT "A"**  
Legal Description

~~For APN/Parcel ID(s): P130789 / 341029-2-001-1000 and P31079 / 341029-2-001-0000~~

~~Parcel A:~~

~~The South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 10 East, W.M., Skagit County, Washington.~~

~~Situated in Skagit County, Washington.~~

~~Parcel B:~~

~~Easement rights granted by instrument recorded June 10, 1983, under Auditor's File No. 8306100027, and as amended by instrument recorded August 27, 1996, under Auditor's File No. 9608270051.~~

~~Situated in Skagit County, Washington.~~

## EXHIBIT A

Order No.: 620046455

**For APN/Parcel ID(s): P130789 / 341029-2-001-1000 and P31079 / 341029-2-001-0000**

Parcel A:

The South 1/2 of the Northwest 1/4 of Section 29, Township 34 North, Range 10 East, W.M., Skagit County, Washington.

Situated in Skagit County, Washington.

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Easement rights granted by instrument recorded June 10, 1983, under Auditor's File No. 8306100027, and as amended by instrument recorded August 27, 1996, under Auditor's File No. 9608270051.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement Agreement, including the terms, covenants and provisions thereof  
Recording Date: June 10, 1983  
Recording No.: 8306100027  
Amended:  
Recording No.: 9608270051
2. Notice of Moratorium on Development, including the terms, covenants and provisions thereof  
Recording Date: August 11, 1995  
Recording No.: 9508110040
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Crown Pacific Limited Partnership  
Purpose: existing roadway, 30 feet in width  
Recording Date: August 27, 1996  
Recording No.: 9608270051
4. Lot Certificate, including the terms, covenants and provisions thereof  
Recording Date: May 10, 2012  
Recording No.: 201205100069
5. 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 February 22, 2021

between Jeffrey D. Smith Clover Bachman ("Buyer")  
Buyer Buyer  
and Melinda Hargitt ("Seller")  
Seller Seller  
concerning 16559 State Route 530 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.

Jeffrey D. Smith 02-21-2021  
Buyer Date

Melinda Hargitt 02-23-2021  
Seller Date

Clover Bachman 02-21-2021  
Buyer Date

Seller Date