

**When recorded return to:**  
Matthew Stephenson  
P.O. Box 211  
Clearlake, WA 98235

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240512  
May 06 2024  
Amount Paid \$7597.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620056019

**CHICAGO TITLE**

620056019

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Brannon L. Hopke and Angel M. Hopke, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Merissa Marie Martin and Blake Martin, a married couple and Denaya Harris, an unmarried person and Matthew Stephenson, 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 TRACT E, NW CORNER, SW 1/4 NE 1/4, SEC 1-34-4E, W.M. TGW PTN GOV LT 6, SEC 1,  
TWN 34N, RNG 4E

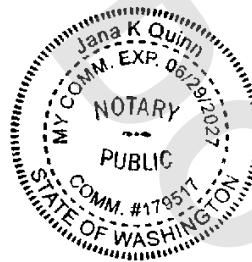
Tax Parcel Number(s): P23318 / 340401-1-040-0000

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 5-4-24Brannon L. Hopke  
Brannon L. HopkeAngel M. Hopke  
Angel M. HopkeState of WashingtonCounty of SkagitThis record was acknowledged before me on May 04, 2024 by Brannon L. Hopke and Angel M. Hopke.Jana K. Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 06/29/2027

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P23318 / 340401-1-040-0000 .**

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TRACT "E" IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 320 FEET SOUTH AND 127 FEET EAST OF THE INTERSECTION OF THE CENTERLINES OF PICKERING ROAD (DAY CREEK ROAD) AND THE STATE PAVED ROAD IN SECTION 1;

THENCE SOUTH 15° 18' EAST PARALLEL WITH PAVED ROAD 222.4 FEET;

THENCE NORTH 80° 45' EAST 87.35 FEET TO THE WEST LINE OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY;

THENCE NORTH 05° 45' WEST ALONG SAID RIGHT OF WAY 202 FEET;

THENCE WEST 123.16 FEET, MORE OR LESS TO THE PLACE OF BEGINNING;

EXCEPT ANY RIGHT OF WAY INCLUDING ALONG PAVED HIGHWAY; AND

EXCEPT EXCEPT THAT PORTION OF GOVERNMENT LOT 6 OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO ROBERT CUSHEN BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 201401210108, AND ALSO AS SHOWN ON SURVEY RECORDED UNDER RECORDING NO. 201403270026;

THENCE NORTH 05° 35' 25" WEST, ALONG THE EASTERLY LINE OF THE ABANDONED RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY FOR A DISTANCE OF 21.96 FEET;

THENCE SOUTH 84° 25' 31" WEST FOR A DISTANCE OF 64.43 FEET;

THENCE SOUTH 05°09' 31" EAST FOR A DISTANCE OF 15.01 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE PROPERTY DESCRIBED ON SAID STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 201401210108 AND BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89° 26' 00" WEST, ALONG THE SAID SOUTH LINE, OR SOUTH LINE EXTENDED, FOR A DISTANCE OF 150.62 FEET, MORE OR LESS, TO A POINT ON A NON-TANGENT CURVE ALONG THE EASTERLY MARGIN OF STATE ROUTE 9;

THENCE ALONG A CURVE TO THE RIGHT ALONG SAID EASTERLY MARGIN OF STATE ROUTE 9, HAVING A RADIAL BEARING OF SOUTH 65° 48' 10" WEST, THROUGH A CENTRAL ANGLE OF 02° 15' 22", FOR AN ARC LENGTH OF 17.30 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 84° 16' 27" WEST FROM THE TRUE POINT OF BEGINNING;

**EXHIBIT "A"**

Legal Description  
(continued)

THENCE NORTH 84° 16' 27" EAST FOR A DISTANCE OF 144.56 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE ABANDONED BURLINGTON NORTHERN RAILWAY RIGHT OF WAY LYING BETWEEN THE NORTH AND SOUTH BOUNDARIES OF THE ABOVE SAID TRACT EXTENDED EASTERLY 100 FEET, MORE OR LESS AS DEEDED BY QUIT CLAIM DEED RECORDED JUNE 26, 1990 UNDER RECORDING NO. 9006260013, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 6, SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO ROBERT CUSHEN BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 201401210108, AND ALSO AS SHOWN ON SURVEY RECORDED UNDER RECORDING NO. 201403270026;

THENCE NORTH 05° 35' 25" WEST, ALONG THE EASTERLY LINE OF THE ABANDONED RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY FOR A DISTANCE OF 21.96 FEET;

THENCE SOUTH 84° 25' 31" WEST FOR A DISTANCE OF 64.43 FEET;

THENCE SOUTH 05°09' 31" EAST FOR A DISTANCE OF 15.01 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID PARCEL DESCRIBED ON SAID STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 201401210108, AT A POINT BEARING NORTH 86° 26' 00" WEST FROM THE POINT OF BEGINNING;

THENCE SOUTH 89° 26' 00" EAST, ALONG SAID SOUTH LINE FOR A DISTANCE OF 64.92 FEET, MORE OR LESS, 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

Burlington Northern Railroad Company  
Recording No.: 8812210041

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

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 21, 1988  
Recording No.: 8812210041

3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 26, 1990  
Recording No.: 9006260013  
As Follows:

"The foregoing real estate shall be aggregated to adjoining property of Grantee and does not constitute a legal lot for building purposes. It may not be conveyed separately by Grantee in the absence of a Skagit County approval for subdivision."

4. Skagit County Planning Findings of Fact ASP 95-021

Recording Date: December 6, 1995  
Recording No.: 9512060091  
Regarding: Mobile home

5. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands

Recording Date: July 27, 2001  
Recording No.: 200107270118

6. Title Notification - Special Flood Hazard Area

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

Recording Date: July 27, 2001  
 Recording No.: 200107270119

7. Skagit County Right to Manage Natural Resource Lands Disclosure and the terms and conditions thereof:

Recording Date: June 23, 2016  
 Recording No.: 201606230037

8. Skagit County Planning & Development Services, Lot of Record Certification, and the terms and conditions thereof:

Recording Date: April 19, 2024  
 Recording No.: 202404190046

9. Skagit County Planning & Development Services, Lot of Record Certification, and the terms and conditions thereof:

Recording Date: April 19, 2024  
 Recording No.: 202404190050

Affects: Portion of said property

10. 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."

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

**EXHIBIT "B"**

Exceptions  
(continued)

12. City, county or local improvement district assessments, if any.