

## AFTER RECORDING MAIL TO:

Kristen A Doering  
51005 State Route 20  
Rockport, WA 98283

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240782  
May 30 2024  
Amount Paid \$7765.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Escrow No. 24050045LC  
Title Order No. 24-20644

THE GRANTOR(S) Sylvia Ann Inman, a married woman as her separate estate

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Kristen Doering, an unmarried person and Jade Herdt, an unmarried person, as joint tenants with rights of survivorship

By their signature below, Grantees evidence their intention to acquire all interest granted them hereunder as joint tenants with right of survivorship, and not as community property or as tenants in common. Acknowledged and approved this 29 day of May, 20 24

Grantees:  

the following described real estate, situated in the County of Skagit, State of Washington:

see attached Exhibit A for full legal description

Abbreviated Legal: (Required is full legal not inserted above) Section 27, Township 35 North, Range 9 East, SW NW

Tax Parcel Number(s): P44780 & P126961

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 24-20644, issued by Guardian Northwest Title, and set forth in Exhibit "A" attached hereto and by this reference made a part thereof.

Dated:

5/28/2024  
  
Sylvia Ann Inman

STATE OF Washington

} ss.

COUNTY OF Snohomish

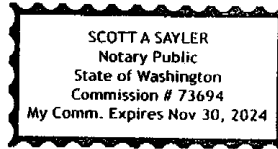
I certify that I know or have satisfactory evidence that Sylvia Ann Inman is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 28, 2024

Printed Name: Scott A. Saylor  
Notary Public in and for the State of Washington

residing at: Everett

My Commission Expires: 11/30/24



## EXHIBIT "A"

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at the West 1/4 corner of said Section 27; thence North 0°34'40" West along the West line of said Section 27, a distance of 505.00 feet; thence North 89°25'20" East a distance of 308.00 feet to the true point of beginning; thence continue North 89°25'20" East a distance of 494.53 feet; thence North 0°34'40" West a distance of 440.48 feet; thence South 89°25'20" West a distance of 494.53 feet; thence South 0°34'40" East a distance of 440.48 feet to the true point of beginning.

TOGETHER WITH that portion of the Southwest 1/4 of the Northwest 1/4 of said Section 27, being more particularly described as follows:

Commencing at the Southwest corner of said subdivision; thence North 1°12'22" West along the West line thereof a distance of 505.00 feet; thence North 88°47'38" East a distance of 308.00 feet to the true point of beginning; thence continue North 88°47'38" East a distance of 494.84 feet; thence South 00°03'38" East a distance of 5.95 feet; thence South 3°30'13" West a distance of 8.74 feet; thence South 89°44'37" West a distance of 74.85 feet; thence South 89°53'36" West a distance of 131.14 feet; thence North 89°52'06" West a distance of 116.25 feet; thence South 89°56'58" West a distance of 105.51 feet; thence South 89°47'30" West a distance of 65.31 feet; thence North 17°58'50" West a distance of 3.75 feet; thence North 0°00'41" West a distance of 1.34 feet to the true point of beginning;

ALSO TOGETHER WITH all that portion of the Southwest 1/4 of the Northwest 1/4 of said Section 27, being more particularly described as follows:

Commencing at the Southwest corner of said subdivision; thence North 0°12'22" West along the West line thereof a distance of 505.00 feet; thence North 88°47'38" East a distance of 802.53 feet to the true point of beginning; thence continue North 88°47'38" East a distance of 0.31 feet; thence North 00°04'09" West a distance of 280.19 feet; thence South 88°47'38" West a distance of 5.87 feet; thence South 01°12'22" East a distance of 280.13 feet to the true point of beginning.

ALSO TOGETHER WITH an easement for access and utilities lying 10 feet on each said of the following described centerline:

Beginning at the West 1/4 corner of said Section 27, Township 35 North, Range 9 East, W.M.; thence North 0°34'40" West along the West line of said Section 27, a distance of 633.49 feet; thence North 89°25'30" East a distance of 308.00 feet to the true point of beginning of this centerline; thence South 85°04'41" West a distance of 87.99 feet to the beginning of a curve to the left having a radius of 200.00 feet; thence along the arc of the curve through a central angle of 81°30'55" an arc distance of 284.52 feet; thence South 3°33'46" West a distance of 194.97 feet to the Northerly line of State Highway 20, being the terminal point of this easement.

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 April 29, 2024  
between Kristen Doering Jade Herdt ("Buyer")  
Buyer Buyer  
and SYLVIA ANN INMAN ("Seller")  
Seller Seller  
concerning 51005 State Route 20 Rockport WA 98283 (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.

Authenticat  
Kristen Doering 04/29/2024  
Buyer Date

Authenticat  
Sylvia Ann Inman 04/30/24  
Seller Date

Authenticat  
Jade Herdt 04/29/2024  
Buyer Date

Authenticat  
Sylvia Ann Inman 04/30/24  
Seller Date