



202406130008

06/13/2024 09:01 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:
Michael C. Slattery and Judith C. Slattery, husband
and wife
4039 21st Ave W, Ste 306
Seattle, WA 98199

SKAGIT COUNTY, WASHINGTON
REAL ESTATE EXCISE TAX

2024 0949
JUN 12 2024

Amount Paid \$ 13,889.00
Skagit Co. Treasurer

By *it* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500150282

STATUTORY WARRANTY DEED

THE GRANTOR(S) Drummond Timber LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Michael C. Slattery and Judith C. Slattery, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL IN SECTION 20, TOWNSHIP 34 NORTH
RANGE 10 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P31075 / 341020-1-003-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 06/10/2024

Drummond Timber LLC, a Washington limited liability company

BY: Luz RichardsonLuz Richardson as Successor Trustee of The Darrell John Drummond Separate Property Trust
Dated October 19, 1990, as amended, Its ManagerState of Washington
County of SnohomishThis record was acknowledged before me on 06/10/2024 by
Luz Richardsonas as Successor Trustee of The Darrell John Drummond Separate Property Trust Dated October 19,
1990, as amended, Its Manager of Drummond Timber LLC, a Washington limited liability company.Taylor K. Samuel
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 10/23/2027TAYLOR K. SAMUEL
NOTARY PUBLIC STATE OF WASHINGTON
Commission # 23035522
My Commission Expires Oct 23, 2027

Notarial act performed by audio-visual communication

EXHIBIT "A"

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: 200101090069

2. Exchange of Road Easements including the terms, covenants and provisions thereof

Recording Date: November 15, 2006

Recording No.: 200611150087

Luz Richardson

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. 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. The Land has been classified as Forest land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for

EXHIBIT "A"

Exceptions
(continued)

present and past years. Notice of Application was recorded as set forth below:

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

Continuation Recorded under Recording No. 200503080002

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