

202406200118

06/20/2024 01:34 PM Pages: 1 of 8 Fees: \$310.50  
Skagit County Auditor, WA

**When recorded return to:**

Jagmohan S. Sandhu and Karmjit K. Sandhu  
P.O. Box 1002  
Sumas, WA 98295

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241032

Jun 20 2024

Amount Paid \$17805.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Chicago Title  
620056447

Escrow No.: 245462989

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Inderjit S. Sandhu and Charanjit K. Sandhu, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Jagmohan S. Sandhu and Karmjit K. Sandhu, husband and wife and Shamsher S. Sandhu and Dharamvir K. Sandhu, husband and wife

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. SEC. 27-36-3E, W.M.; PTN. SEC. 35-36-3E, W.M.; PTN. SEC. 26-36-3E, W.M.; PTN. SEC. 34-36-3E, W.M.

Tax Account No.: P134222 / 360327-4-001-1005, P48283 / 360326-0-002-0003, P48400 / 360327-1-002-0000, P48404 / 360327-1-004-0107, P48422 / 360327-2-013-0005, P48437 / 360327-4-001-0005, P48443 / 360327-4-003-0003, P48445 / 360327-4-005-0001, P48635 / 360334-1-001-0002, P48710 / 360335-2-005-0005 and P48442 / 360327-4-002-0004

Subject to:

Exhibit "B"

Statutory Warranty Deed (LPB 10-05)  
WA0000816.doc / Updated: 03.22.23

Page 1

WA-CT-FNBG-02150.622443-245462989

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 12, 2024

Inderjit S. Sandhu  
Inderjit S. Sandhu

Charanjit K. Sandhu  
Charanjit K. Sandhu

State of WA

County of Whatcom

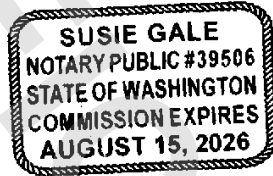
[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 8/13/26

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty Deed

State of WA  
County of Whatcom

This record was acknowledged before me on June 17, 2024 by Inderjit S. Sandhu and Charanjit K. Sandhu.

Susie Gale  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 8/15/26



**EXHIBIT "A"**  
Legal Description

**PARCEL A:**

THAT PORTION OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE W.M., LYING SOUTHERLY AND WESTERLY OF COLONY ROAD AND KALLSTROM ROAD AND LYING NORTHEASTERLY OF THE EASTERLY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY (FORMERLY THE SEATTLE & MONTANA RAILROAD RIGHT-OF-WAY).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL B:**

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING SOUTHWESTERLY OF THE COUNTY ROAD; EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LAND:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION WHICH IS 660 FEET EAST OF THE WEST LINE THEREOF; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION TO A POINT WHICH IS 825 FEET SOUTH AND 660 FEET EAST OF THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°38'32" EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 39 FEET; THENCE NORTH 0°15'15" WEST A DISTANCE OF 487.08 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE COUNTY ROAD, AND THE TERMINAL POINT OF THE LINE BEING DESCRIBED;

ALSO, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE DESCRIBED TERMINAL POINT;  
THENCE SOUTH 00°05'19" WEST, A DISTANCE OF 124.00 FEET;  
THENCE NORTH 89°54'41" WEST A DISTANCE OF 79.00 FEET;  
THENCE NORTH 25°20'34" WEST A DISTANCE OF 276.04 FEET;  
THENCE NORTH 48°21'09" EAST A DISTANCE OF 64.00 FEET TO SAID SOUTH RIGHT OF WAY LINE OF THE COLONY ROAD;  
THENCE SOUTH 41°38'51" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING:

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL C:**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 0°05'15" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 709.57 FEET TO THE EASTERLY LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°05'15" WEST 624.03 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 88°38'32" EAST ALONG THE NORTH LINE OF

**EXHIBIT "A"**  
Legal Description  
(continued)

SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 781.75 FEET; THENCE SOUTH 8°09'25" EAST 423.39 FEET; THENCE SOUTH 21°04'41" EAST 75 FEET, MORE OR LESS, TO THE CENTERLINE OF AN EXISTING DRAINAGE DITCH; THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING.

PARCEL D:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 400 FEET NORTH AND 82.5 FEET EAST OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE WEST 82.5 FEET; THENCE SOUTH 400 FEET; THENCE EAST 150 FEET; THENCE NORTHWESTERLY TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL E:

THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING EASTERLY OF THE GREAT NORTHERN RAILROAD RIGHT-OF-WAY; EXCEPT THOSE PORTIONS THEREOF, IF ANY, LYING WITHIN THE FOLLOWING DESCRIBED TRACTS:

- 1) THE SOUTH 87.15 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34.
- 2) THE COUNTY ROAD KNOWN AS THE KALLSTROM ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## Exhibit "B"

1. Right to take water from a spring together with the right of ingress and egress to and from said spring contained in the deed
 

Grantor: Everett Kallstrom and Kate Kallstrom  
 Recording Date: October 2, 1973  
 Recording No.: 791582  
 Affects: Parcels B and D
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to: Pacific Telephone and Telegraph Company, its successors and assigns  
 Purpose: Erect and maintain poles, with the necessary wires and fixtures  
 Recording Date: October 4, 1912  
 Recording No.: 93125 (Volume 90, Page 306)  
 Affects: Portion of Parcel A and D
3. Regulatory Notice/Agreement and the terms and conditions thereof:
 

Recording Date: July 13, 1988  
 Recording No.: 8807130007  
 Regarding: Special Use Permit SPU 88-024  
 Affects: Parcels B, C and D
4. Regulatory Notice/Agreement and the terms and conditions thereof:
 

Recording Date: February 21, 1989  
 Recording No.: 8902210051  
 Regarding: Mound fill system installation  
 Affects: Parcel C
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Boundary Line Adjustment:
 

Recording No: 200110080096  
 Affects: Parcels B and C
6. Covenant not to pollute within 100 feet of a well to keep the water supplied from said well free from impurities which might be injurious to public health, contained in instrument
 

Recording Date: October 8, 2001  
 Recording No.: 200110080097  
 Affects: Parcels B and C
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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: 200112170022  
 Affects: Parcels B and C

Exhibit "B" cont.

8. Skagit County Planning & Development Services - Lot of Record Certification;  
Recording Date: September 29, 2006  
Recording No.: 200609290004  
Affects: Portion of Parcel A
9. Skagit County Planning & Development Services - Lot of Record Certification;  
Recording Date: September 29, 2006  
Recording No.: 200609290005  
Affects: Portion of Parcel A
10. Title Notification and the terms and conditions thereof:  
Recording Date: November 6, 2006  
Recording No.: 200611060144  
Affects: Portion of Parcel A
11. Title Notification and the terms and conditions thereof:  
Recording Date: December 12, 2011  
Recording No.: 201112120095  
Affects: Portion of Parcel A
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Skagit County  
Purpose: Temporary maintenance  
Recording Date: October 31, 2014  
Recording No.: 201410310135  
Affects: Parcels B, C and E
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Skagit County  
Purpose: Temporary maintenance  
Recording Date: October 31, 2014  
Recording No.: 201510120067  
Affects: Portion of Parcel A
14. Notice of Approval, and the terms and conditions thereof:  
Recording Date: October 8, 2019  
Recording No.: 201910080052  
Regarding: Special Use Permit No. PL19-0073
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Skagit County  
Purpose: Temporary maintenance easement  
Recording Date: July 16, 2020  
Recording No.: 202007160087  
Affects: Parcel E and a portion of Parcel A

## Exhibit "B" cont.

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County  
Purpose: s  
Recording Date: May 13, 2022  
Recording No.: 202205130114  
Affects: Parcels B and C, and a portion of Parcel A

17. 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."