

When recorded return to:
Zachary Baldwin
31946 S Skagit Highway
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241677
Aug 06 2024
Amount Paid \$10007.00
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

Chicago Title
620056787

Escrow No.: 620056787

STATUTORY WARRANTY DEED

THE GRANTOR(S) Colby James Walker, an unmarried person and Kay Walker and Donald Walker, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Zachary W Baldwin, an unmarried man and Michael W. Baldwin and Karin A. Baldwin, husband and wife, tenancy in common

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 NE 1/4 NE 1/4 SEC 29-35-6E, W.M.

Tax Parcel Number(s): P41984 / 350629-0-009-0001, P41985 / 350629-0-010-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 7-18-24

Colby James Walker
Colby James Walker

Kay Walker
Kay Walker

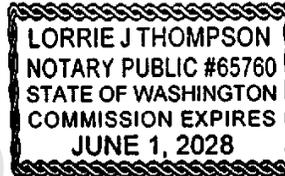
Donald Walker
Donald Walker

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on July 18, 2024 by Colby James Walker.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028



State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on July 18, 2024 by Kay Walker and Donald Walker.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

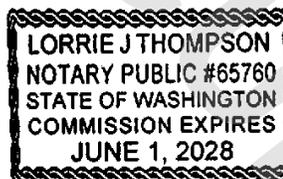


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41984 / 350629-0-009-0001 and P41985 / 350629-0-010-0008

PARCEL A:

THE NORTH 622.4 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTH OF THE 50 FOOT WIDE COUNTY ROAD RUNNING ALONG THE NORTH LINE OF SAID SUBDIVISION, AS SAID ROAD WAS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES, BY DEED RECORDED FEBRUARY 25, 1955, UNDER AUDITOR'S FILE NO. 513679, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF LYING EAST OF THE WEST LINE OF THE FOLLOWING DESCRIBED TRACT:

THE WEST 210 FEET OF THE EAST 420 FEET OF THE NORTH 622.4 FEET OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTH OF THE 50 FOOT WIDE COUNTRY ROAD RUNNING ALONG THE NORTH LINE OF SAID SUBDIVISION, AS SAID ROAD WAS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES, BY DEED RECORDED FEBRUARY 25, 1955, UNDER AUDITOR'S FILE NO. 513679, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND LYING WEST OF THE 20 FOOT WIDE COUNTY ROAD RUNNING ALONG THE EAST LINE OF SAID SUBDIVISION, AS SAID ROAD WAS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED NOVEMBER 6, 1916, UNDER AUDITOR'S FILE NO. 115858, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

THE WEST 210 FEET OF THE EAST 420 FEET OF THE NORTH 622.4 FEET OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTH OF THE 50 FOOT WIDE COUNTY ROAD RUNNING ALONG THE NORTH LINE OF SAID SUBDIVISION, AS SAID ROAD WAS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES, BY DEED RECORDED FEBRUARY 25, 1955, UNDER AUDITOR'S FILE NO. 513679, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND LYING WEST OF THE 20 FOOT WIDE COUNTY ROAD RUNNING ALONG THE EAST LINE OF SAID SUBDIVISION, AS SAID ROAD WAS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED NOVEMBER 6, 1916, UNDER AUDITOR'S FILE NO. 115858, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Title Notification and the terms and conditions thereof:

Recording Date: June 30, 1999
Recording No.: 9906300089

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Utility systems
Recording Date: March 7, 2022
Recording No.: 202203070089
Affects: Portion of said premises

3. 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."

4. 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 June 28, 2024
between Zachary Baldwin ("Buyer")
Buyer Colby James Walker Kay Walker, Donald Walker ("Seller")
Seller Seller
concerning 31946 South Skagit Highway Sedro Woolley WA 98284 (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.

Authenticates
Zachary Baldwin 06/29/2024
Buyer Date

Buyer Date

Authenticates
Colby Walker 06/29/24
Seller Date
Authenticates
Donald Walker 06/29/24
Seller Date

Authenticates
Kay Walker 06/29/24