

202408070049

08/07/2024 01:52 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

When recorded return to:  
Robert E Motz and Sandy J Motz  
14262 State Route 530  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241691

Aug 07 2024

Amount Paid \$7045.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Chicago Title  
620056493

Escrow No.: 620056493

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Devan C Roush, Adminisatrator of the Estate of Jerry Ralph Parker Jr, deceased  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Robert E Motz and Sandy J Motz, a married couple

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 GOVT LT 4, SEC 13-34-9E, W.M.

Tax Parcel Number(s): P30937 / 340913-0-005-0100

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)Dated: Aug 6, 2024

Estate of Jerry Ralph Parker Jr

BY: Devan C RoushDevan C Roush  
AdministratorState of FloridaCounty of BayThis record was acknowledged before me on 08/06/2024 by Devan C Roush,  
Administrator of the Estate of Jerry Ralph Parker Jr, deceased.Cherry D. Lippert  
(Signature of notary public)Notary Public in and for the State of FLMy appointment expires: 08/20/2026

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): **P30937 / 340913-0-005-0100**

THAT PORTION OF GOVERNMENT LOT 4, SECTION 13, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF THE COUNTY HIGHWAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 4 WITH THE WESTERLY BOUNDARY OF SAID COUNTY HIGHWAY, SAID POINT BEING ON CURVE OF SAID COUNTY HIGHWAY, THE RADIUS POINT OF SAID CURVE BEARS NORTH 57°25'41" EAST, A DISTANCE OF 3,859.73 FEET;  
THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 2°52'15" AN ARC DISTANCE OF 193.39 FEET;  
THENCE NORTH 87°26'54" WEST, PARALLEL WITH THE NORTH LINE OF GOVERNMENT LOT 4, A DISTANCE OF 445 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER LINE OF THE SAUK RIVER;  
THENCE NORTHWESTERLY ALONG SAID ORDINARY HIGH WATER LINE A DISTANCE OF 285 FEET, MORE OR LESS, TO THE NORTH LINE OF GOVERNMENT LOT 4;  
THENCE SOUTH 87°26'54" EAST, A DISTANCE 559 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

(ALSO KNOWN AS LOT 1 OF SHORT PLAT NO. 48-74, APPROVED SEPTEMBER 6, 1974, AND RECORDED UNDER AUDITOR'S FILE NO. 806909, RECORDS OF SKAGIT COUNTY, WASHINGTON).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
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 Skagit County Short Plat No. 48-74:

Recording No: 806909

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

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: May 7, 1990  
Recording No.: 9005070082  
Affects: Portion of said premises

3. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: January 5, 2005  
Recording No.: 200501050124

4. Title Notification - Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: January 5, 2005  
Recording No.: 200501050125

5. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof:

Recording Date: January 5, 2005  
Recording No.: 200501050126

6. Restrictive Covenant and the terms and conditions thereof:

Recording Date: June 9, 2011  
Recording No.: 201106090052

7. Skagit County Right to Manage Natural Resource Lands Disclosure:

Recording Date: August 1, 2016  
Recording No.: 201608010090

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

8. 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.
9. 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."
10. City, county or local improvement district assessments, if any.