



202408300058

08/30/2024 11:28 AM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor

When recorded return to:
Anne Cantrell
Sky Ridge Condos LLC
4182 Stoney Brook Ln
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2024-1981

Aug 30 2024

Amount Paid \$19585.00
Skagit County Treasurer
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620057112

Escrow No.: 620057112

STATUTORY WARRANTY DEED

THE GRANTOR(S) David L. Decker, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Sky Ridge Condos LLC, a Washington limited liability company

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. 3, 4 and NE SW, 19-35-6E, W.M.

Tax Parcel Number(s): P41658 / 350619-0-015-0005, P41659 / 350619-0-017-0003, P41662 /
350619-2-002-0006, P41664 / 350619-3-002-0004, P41645 /
350619-0-004-0107

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

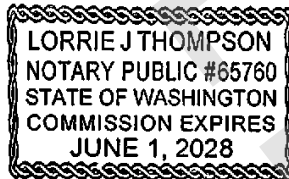
Dated: 8-29-24David L. Decker
David L. DeckerState of WashingtonCounty of SKAGITThis record was acknowledged before me on August 29, 2024 by David L. Decker.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41658 / 350619-0-015-0005, P41659 / 350619-0-017-0003, P41662 / 350619-2-002-0006, P41664 / 350619-3-002-0004 and P41645 / 350619-0-004-0107

PARCEL A:

That portion of the Northeast Quarter of the Southwest Quarter of Section 19, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point on the North line of County Road 20 feet West of the East line of that certain tract conveyed by Sam L. Sidebottom and Dorothy Sidebottom to Pierre Mandell by deed dated March 31, 1961, and recorded on April 6, 1961, under Auditor's File No. 606114; thence North parallel with said East line 300 feet; thence West parallel with the North line of the County Road 230 feet; thence South parallel with the East line of the above described tract 300 feet, more or less, to the North line of the County Road; thence East along said North line to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

Government Lots 3 and 4; the Southeast 1/4 of the Northwest 1/4; EXCEPT the East 15 acres thereof; and the Northeast 1/4 of the Southwest 1/4; EXCEPT the East 15 acres thereof; all in Section 19, Township 35 North, Range 6 East Willamette Meridian.

EXCEPTING from the above described premises Walberg Road and the following tracts:

1) Beginning at a point on the North line of the County road 20 feet West of the West line of the East 15 acres of the Northeast 1/4 of the Southwest 1/4 of said Section 19; thence North parallel with the said West line, a distance of 300 feet; thence West parallel with the North line of the County road, 230 feet; thence South parallel with said West line, a distance of 300 feet, more or less, to the North line of the County road; thence East along said North line to the point of beginning.

2) Commencing at a point 987.4 feet West of the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 19 on the South boundary of said Northeast 1/4 of the Southwest 1/4; thence Northerly on a line parallel to the centerline of said Section 19, a distance of 250 feet; thence Westerly on a line parallel to the said South boundary of said Northeast 1/4 of the Southwest 1/4, a distance of 310 feet; thence Southerly along a line parallel to said centerline of said Section 19, a distance of 250 feet; thence Easterly along said South boundary of said Northeast 1/4 of the Southwest 1/4 a distance of 310 feet, more or less, to the point of beginning.

3) Commencing at a point 987.4 feet West of the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 19 on the South boundary of said Northeast 1/4 of the Southwest 1/4; thence Northerly on a line parallel to the centerline of said Section 19, a distance of 250 feet; thence Easterly on a line parallel to said South boundary of said Northeast 1/4 of the Southwest 1/4 to a point that is 250 feet West of the West line of the East 15 acres of the Northeast 1/4 of the Southwest 1/4 of said Section 19; thence South parallel with said West line to the South boundary of said Northwest 1/4 of the Southwest 1/4; thence West to the point of beginning.

EXHIBIT "A"
Legal Description
(continued)

4) That portion of Government Lots 3, 4 and 5, Section 19, Township 35 North, Range 6 East Willamette Meridian, described as follows:

Commencing at the Southwest corner of said Section 19; thence North 0° 03' 19" West, 988.86 feet along the West line of said Section 19 to an intersection with the Northerly margin of the Walberg Road as described in Deed to Skagit County for road purposes recorded January 31, 1961, under Auditor's File No. 603631, said intersection being the true point of beginning; thence Northeasterly along said Northerly margin being an arc of a curve having a radius of 603.00 feet and an initial tangent bearing of North 20° 55' 52" East through a central angle of 70° 19' 12", an arc distance of 740.07 feet to a point of tangency; thence South 88° 44' 56" East, 570.00 feet along said Northerly margin; thence North 40° 22' 40" West, 99.00 feet; thence North 0° 03' 19" West, 1991.2 feet to the centerline of an existing slough; thence Southwesterly along the centerline of said slough to an intersection with said West line of Section 19; thence South 0° 03' 19" East, 1157.0 feet along said West line to the true point of beginning.

TOGETHER WITH that certain 30 foot wide non-exclusive easement for ingress, egress and utilities as said easement is set forth and reserved in document recorded December 3, 1986, under Auditor's File No. 8612030065, Records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Everett Pulp and Paper Company
Purpose: Right of way
Recording Date: March 30, 1948
Recording No.: 416282
Affects: Portion of said premises
3. 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: October 24, 1952
Recording No.: 481298
Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Simpson Timber Company
Purpose: Ingress, egress and mutual agreements
Recording Date: October 30, 1969
Recording No.: 732464
Affects: Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County
Purpose: Construction of a rock rip-rap bulkhead for the purpose of flood control
Recording Date: August 21, 1978
Recording No.: 885982
Affects: Portion of said premises
6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

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

"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."

7. The Land has been classified as Farm and Agricultural 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 present and past years. Notice of Application was recorded as set forth below:

Recording No.: 779341
Recording No.: 827570

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.

8. City, county or local improvement district assessments, if any.
9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
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**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 16, 2024
between Dan Cantrell Anne Cantrell ("Buyer")
Buyer Buyer
and David L Decker ("Seller")
Seller Seller
concerning 30681 Walberg Road 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.

Authorized by
Dan Cantrell 08/16/2024
Buyer Date

 8-17-24
Seller Date

Authorized by
Anne Cantrell 08/16/2024
Buyer Date

Seller Date