

When recorded return to:
Matthew Robins and Melissa Kramer
7104 Sylvan Ln SW
Seattle, WA 98136

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242078
Sep 09 2024
Amount Paid \$5605.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057122

CHICAGO TITLE
620057122

STATUTORY WARRANTY DEED

THE GRANTOR(S) James C. Miller, 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 Matthew Robins and Melissa Kramer, 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 OF SE 1/4 OF SEC 21-36-8E

Tax Parcel Number(s): P51550 / 360821-0-002-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 09/06/2024

James C. Miller
James C. Miller

State of Washington
County of Snohomish

This record was acknowledged before me by means of communication technology

on 09/06/2024 by James C. Miller

(electronic official
stamp)

Taylor K. Samuel
Notary Public
My commission expires: 10/23/2027

TAYLOR K SAMUEL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 23035522
COMMISSION EXPIRES 10/23/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P51550 / 360821-0-002-0003

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER WITH THE WEST LINE OF THE COUNTY ROAD, AS SAID ROAD WAS LOCATED ON NOVEMBER 26, 1951;

THENCE NORTHERLY ALONG SAID WEST LINE OF SAID ROAD 150 FEET;

THENCE WEST 290 FEET;

THENCE SOUTHERLY PARALLEL WITH THE COUNTY ROAD 150 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER;

THENCE EAST 290 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY INSTRUMENT RECORDED MARCH 27, 1975, UNDER AUDITOR'S FILE NO. 815190, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 8 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO

CARL J. AND WENDY LYNN MUNSON BY DEED FILED IN AUDITOR'S FILE NO. 9811230018 AS SHOWN ON THAT CERTAIN SURVEY FILED IN VOLUME 21 OF SURVEYS AT PAGE 121, RECORDS OF SKAGIT COUNTY, WASHINGTON.

THENCE SOUTH 28 DEGREES 00'13" WEST ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID MUNSON TRACT, A DISTANCE OF 150 FEET;

THENCE SOUTH 89 DEGREES 58'05" EAST PARALLEL WITH THE SOUTH LINE OF SAID MUNSON TRACT, A DISTANCE OF 290 FEET, MORE OR LESS, TO THE WEST LINE OF THE COUNTY ROAD RIGHT OF WAY CONVEYED TO SKAGIT COUNTY BY SCOTT PAPER COMPANY IN AUDITOR'S FILE NO. 822800;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID ROAD, A DISTANCE OF 150.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE NORTH 89 DEGREES 58'05" WEST, A DISTANCE OF 290 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXHIBIT "A"
Legal Description
(continued)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 81731
2. Lot Certification and the terms and conditions thereof

Recording Date: January 15, 1998
Recording No.: 9801150054
3. Native Growth Protection Area - Critical Areas site Plan and the terms and conditions thereof

Recording Date: May 27, 1998
Recording No.: 9805270086
4. Order on Variance Application VA 97 0545 and the terms and conditions thereof

Recording Date: July 27, 1998
Recording No.: 9807270145
5. Order, Reconsideration of an Application for a Variance PL 97 0545.REC and the terms and conditions thereof

Recording Date: August 29, 1998
Recording No.: 9808260026
6. Boundary line adjustment deed and the terms and conditions thereof

Recording Date: April 9, 1999
Recording No.: 9904090010
As follows:
"The property described above will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purpose of creating an additional building lot."
7. Title Notification - Property Designated Forest Resource Lands and the terms and conditions thereof

Recording Date: April 9, 1999
Recording No.: 9904090011
8. Title Notification - Development Activities On or Adjacent to Designated Natural Resource

EXHIBIT "B"
Exceptions
(continued)

Lands and the terms and conditions thereof

Recording Date: August 25, 2000
Recording No.: 200008250128

9. Low Flow Mitigation Summary and the terms and conditions thereof

Recording Date: August 25, 2000
Recording No.: 200008250129

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

11. 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."

12. 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 August 13, 2024

between Matthew Robins Melissa Kramer ("Buyer")
Buyer Buyer
and James Miller ("Seller")
Seller Seller
concerning 44677 Baker Lake Road Concrete WA 98237 (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.

Authenticator
Matthew Robins 08/13/2024
Buyer Date

Authenticator
James Miller 08/14/24
Seller Date

Authenticator
[Signature] 08/13/2024
Buyer Date

Authenticator

Seller Date