

202409130117

09/13/2024 03:55 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:
B. Suzanne Christianson
KESU Properties, LLC
11710 Pulver Rd
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242151
Sep 13 2024
Amount Paid \$6125.00
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.: 620056445

CHICAGO TITLE CO.

LE 20056445

STATUTORY WARRANTY DEED

THE GRANTOR(S) Larry R. Atchley, an unmarried person, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to KESU Properties, 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 SE 1/4 SE 1/4 SEC 36-35-3R, W.M.

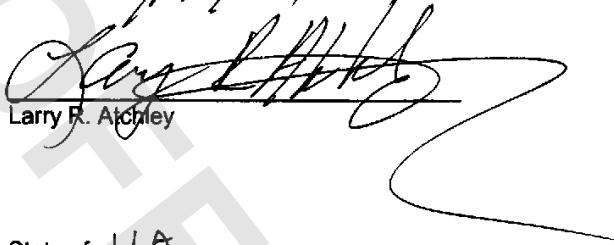
Tax Parcel Number(s): P35444 / 350336-4-009-0304

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 9/12/24


Larry R. Atchley

State of WA

County of Skaagit

This record was acknowledged before me on 9-12-24 by Larry R. Atchley.



(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9-11-27



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P35444 / 350336-4-009-0304

THE WEST 200 FEET OF THE EAST 220 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST
1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., RECORDS OF SKAGIT
COUNTY, WASHINGTON;

EXCEPT THE SOUTH 629 FEET THEREOF;

ALSO EXCEPT PULVER ROAD RUNNING ALONG THE EAST LINE THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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."

2. Lot of Record Certification:

Recording Date: July 8, 2024
Recording No.: 202407080062

Re-recorded on September 10, 2024 under recording number 202409100064.