

When recorded return to:
Alan Ingram
438 Fidalgo Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243034
Nov 21 2024
Amount Paid \$9028.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Biston Development LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Alan Ingram, a single person and Michael R. Ingram, a single
person

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 SW 1/4 19-36-5E, W.M.

Tax Parcel Number(s): P51072, 360519-0-009-5002,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 18, 2024


Biston Development LLC

BY: 
Behrooz Cham
Sole Member

State of Washington

County of King

This record was acknowledged before me on 11-19-24 by Behrooz Cham as
Sole Member of Biston Development LLC.


(Signature of notary public)

Notary Public in and for the State of WA
My appointment expires: 3-9-27

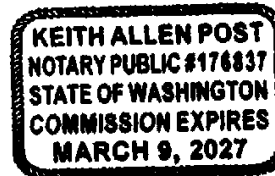


EXHIBIT "A"
Legal Description

Parcel A:

That portion of the Southwest 1/4 of Section 19, Township 36 North, Range 5 East of the Willamette Meridian in Skagit County, Washington, described as follows:

Commencing at the Northeast corner of said subdivision (center of said Section);
thence South 0 degrees 27'53" East along the East line of said subdivision 599.60 feet to the point of beginning;
thence continuing South 0 degrees 27'53" East 299.80 feet;
thence North 86 degrees 16'01" West parallel with the North line of said subdivision 738.50 feet;
thence North 0 degrees 57'16" West 300.00 feet;
thence South 86 degrees 16'01" East 741.07 feet to the point of beginning. More commonly known as Parcel No.32 of the Record of Survey filed in Volume 1 of Surveys on page 85, under Auditor's File No. 805666 and as supplemented by map filed in Volume 1 of Surveys on Page 110 under Auditor's File No. 809463, records of said County.

Parcel A-1:

A non-exclusive easement for ingress, egress and utilities over, under and across a strip of land lying in Section 19, Township 36 North, Range 5 East, W.M. which is 60.00 feet in width, being 30.00 feet on both sides of the following described line:

Commencing at the Southwest corner of Government Lot 3 in said Section;
thence North 0 degrees 17'36" East along the West line of said Section, 30.33 feet to the point of beginning;
thence Northerly the following courses and distances; North 59 degrees 27'49" East 242.43 feet; North 34 degrees 30'21" East 254.74 feet; North 11 degrees 05'01" East 416.22 feet; North 8 degrees 14'41" East 628.27 feet; North 17 degrees 38'56" East 117.83 feet; North 35 degrees 18'26" East 207.71 feet; North 26 degrees 20'26" East 277.11 feet; North 60 degrees 34'24" East 141.95 feet; South 71 degrees 59'36" East 320.00 feet; South 86 degrees 16'01" East 1755.22 feet and the terminus of said easement, said terminus having a 45.00 foot turnaround radius.

TOGETHER WITH an easement for ingress, egress and utilities over, under and across a strip of land in the West 1/2 of Section 19, Township 36 North, Range 5 East, W.M. in Skagit County, Washington, which is 60.00 feet in width and lies 30.00 feet on both sides of the following center line. Commencing at the center of said Section;

thence North 86 degrees 16'01" West along the South line of the Northwest 1/4 of said Section 364.02 feet; thence North 0 degrees 56'29" East 662.11 feet;
thence North 86 degrees 16'01" West 30.04 feet to the point of beginning;
thence Southerly the following courses and distances:
South 5 degrees 57'13" West 515.87 feet, South 14 degrees 22'03" East 172.10 feet; South 8 degrees 32'57" West 592.85 feet, South 7 degrees 56'25" East 451.25 feet, South 53 degrees 09'55" East 266.54 feet to the terminus of said easement, said terminus having a turnaround radius of 45.00 feet.
Situated in Skagit County, Washington

EXHIBIT "A"
EXCEPTIONS

Order No.: RES70221127

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

Recorded: June 5, 1946

Recording No.: 392626, records of Skagit County, Washington

In favor of: United States of America

For: Transmission line

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

Recording No.: 398559, records of Skagit County, Washington

In favor of: United States of America

For: Power line right-of-way, 125 feet in width

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

Recorded: September 14, 1956

Recording No.: 541503, records of Skagit County, Washington

In favor of: Pacific Northwest Pipeline Corporation

For: Pipe line

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

Recorded: September 19, 1956

Recording No.: 541755, records of Skagit County, Washington

In favor of: Pacific Northwest Pipeline Corporation

For: Pipeline or pipelines for the transportation of oil, gas and the products thereof

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

In favor of: United States of America

For: Power line right-of-way, 137.5 feet in width

Condemned in: Declaration of taking filed August 28, 1963, in the District Court of the United States or the

Western District of Washington, Northern Division, Case No. 263

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

Recorded: October 12, 1972

Recording No.: 775573, records of Skagit County, Washington

In favor of: United States of America

For: Transmission line and access road

Easement delineated on the face of said survey, Vol 1, pages 109 and 110:

For: Ingress, egress and utilities

Affects: Said premises and other lands

AMENDED by instrument(s):

Recording No.: 809463

EXHIBIT "A"
EXCEPTIONS
(continued)

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

Granted to: Puget Sound Energy, Inc.

Recording Date: August 12, 1999

Recording No.: 9908120020

Affects: Portion of said premises

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

Recorded: April 4, 2002

Recording No.: 200204040148, records of Skagit County, Washington

In favor of: Northwest Pipeline Corporation

For: Right-of-Way and Easement 75 feet in width being 55 feet Easterly and 20 feet Westerly as measured from the centerline of the Grantees (Sandor Balogh and Rheta Fave Balogh) most westerly pipeline

1Memorandum of Timber Sale Agreement, including the terms and conditions thereof; entered into;

By: Northwest Pipeline Corporation

And Between: Tomue Y. Vine

Recorded: April 4, 2002

Recording No.: 200204040149

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."