



202411260012

11/26/2024 10:38 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:

Shawn R McManus
1006 38th ST
Anacortes, WA 98221-3903

Filed for Record at Request of
Mauseth Legal, PLLC
Escrow Number: 002348-SB

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2024 3089
NOV 26 2024

Amount Paid \$ 6405.00
Skagit Co. Treasurer
By *LG* Deputy

CHICAGO TITLE
62005736A

Statutory Warranty Deed

THE GRANTORS Joseph W Mcleod, an unmarried individual and Eliza J Hodges, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to AOD Farm, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
PTN S 1/2 NW 1/4 19-36-4E, W.M.

Tax Parcel Number(s): P49475 / 360419-2-003-0006, P134191 / 360419-2-003-0106

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY EXHIBIT "A"
COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, AS ATTACHED HERETO AND
MADE A PART HEREOF BY EXHIBIT "B"

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated November 4th, 2024


Joseph W Mcleod


Eliza J Hodges

STATE OF Washington
COUNTY OF San Juan } SS:

I certify that I know or have satisfactory evidence that Joseph W Mcleod and Eliza J Hodges.

are the persons who appeared before me, and said persons acknowledged that
signed this instrument and acknowledge it to be their they
uses and purposes mentioned in this instrument. free and voluntary act for the

Dated: November 4th, 2024

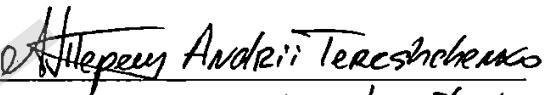

Notary Public in and for the State of Washington
Residing at Bothell, WA March 20, 2028
My appointment expires: March 20, 2028



Exhibit "A"

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING EAST OF THE COLONY COUNTY ROAD;

EXCEPT THE NORTH 430 FEET THEREOF;

AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF GOVERNMENT LOT 2 IN SAID SECTION WITH THE EAST LINE OF THE COLONY COUNTY Road; thence EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 1,051.5 FEET, MORE OR LESS TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO EUGENE A. MOE, ET UX, BY INSTRUMENT RECORDED JANUARY 2, 1974, UNDER AUDITOR'S FILE NO. 795134, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH ALONG THE EAST LINE OF SAID MOE TRACT A DISTANCE OF 132 FEET TO THE NORTHEAST CORNER THEREOF THENCE WEST ALONG THE NORTH LINE OF THE MOE TRACT AND SAID LINE EXTENDED 834 FEET, MORE OR LESS, TO THE NORtheASTERLY LINE OF A TRACT CONVEYED TO EUGENE MOE, ET UX, BY INSTRUMENT RECORDED JUNE 5, 1973, UNDER AUDITOR'S FILE NO. 785996, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTHWESTERLY ALONG SAID MOE TRACT TO ITS INTERSECTION WITH THE COLONY ROAD (SAID POINT BEING 220 FEET NORtheASTERLY OF THE POINT OF BEGINNING, AS MEASURED ALONG SAID ROAD); THENCE SOUTHWESTERLY ALONG THE COLONY ROAD A DISTANCE OF 220 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Exhibit "B"

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

Granted to: Trans Mountain Oil Pipe Line Corporation
Purpose: Pipeline
Recording Date: September 16, 1954
Recording No.: 506567

Skagit County Planning & Development Services and terms and conditions thereof:

Recording Date: April 2, 2018
Recording No.: 201804020140

Unrecorded easement as disclosed by Skagit County Assessors Map:
For: Roadway
Affects: A roadway running North to South across said premises

The Land has been classified as Open Space 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 Date: May 11, 2018
Recording No.: 201805110011

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.