

When recorded return to:
Kathleen West
31513 Prevedell Lane
Lyman, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243139
Dec 02 2024
Amount Paid \$6885.00
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.: 620057564

CHICAGO TITLE
620057564

STATUTORY WARRANTY DEED

THE GRANTOR(S) Adam Jed Adkinson and Emily Nicole Adkinson, a married couple and Kevin Daniel Adkinson and Jayme Jolene Adkinson, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Kathleen West, an unmarried 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 NW 1/4 NE 1/4 SEC 17-35-6E, W.M.

Tax Parcel Number(s): P41482 / 350617-0-141-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

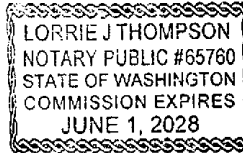
Dated: 11/29/2024

Adam Jed Adkinson
Adam Jed Adkinson

Emily Nicole Adkinson
Emily Nicole Adkinson

Kevin Daniel Adkinson
Kevin Daniel Adkinson

Jayne Jolene Adkinson
Jayme Jolene Adkinson



State of Washington

County of SKAGIT

This record was acknowledged before me on November 25, 2024 by Adam Jed Adkinson and Emily Nicole Adkinson.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

State of Washington

County of SKAGIT

This record was acknowledged before me on November 25, 2024 by Kevin Daniel Adkinson and Jayme Jolene Adkinson.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

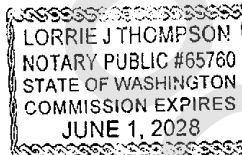


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41482 / 350617-0-141-0004

PARCEL "A":

THAT PORTION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING 873 FEET NORTH AND 120 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION;
THENCE EAST 108 FEET (DEED 106);
THENCE NORTH TO THE PUGET SOUND & BAKER RIVER RAILWAY RIGHT OF WAY;
THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY TO A POINT NORTH OF BEGINNING;
THENCE SOUTH TO POINT OF BEGINNING, EXCEPT ANY PORTION LYING WITHIN THE TRACT OF LAND CONVEYED TO WELLS FARGO BANK, BY DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 201802280140, RECORD OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B":

ALL THAT PORTION OF THE ABANDONED PUGET SOUND AND BAKER RIVER RAILROAD LYING NORTH OF AND ADJACENT TO THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT 873 FEET NORTH AND 120 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.;
THENCE EAST 108 FEET;
THENCE NORTH TO THE PUGET SOUND AND BAKER RIVER RAILWAY;
THENCE WEST TO A POINT NORTH OF THE POINT OF BEGINNING;
THENCE SOUTH TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. 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."

3. Assessments, if any, levied by Town of Lyman.
4. City, county or local improvement district assessments, if any.