

When recorded return to:
Angela Baker Bahm and Dustin Levi Brimhall
20320 81st Ave W
Edmonds, WA 98026

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243231
Dec 11 2024
Amount Paid \$18106.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057799

CHICAGO TITLE
620057799

STATUTORY WARRANTY DEED

THE GRANTOR(S) Derek Duke Ashlock, a married person as a 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 Angela Baker Bahm and Dustin Levi Brimhall, 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.)

PARCEL A:: PTN. SE, 8-35-4E, W.M. and PTN. NE, 17-35-4E, W.M.

Tax Parcel Number(s): P35960 / 350408-4-004-0005, P36806 / 350417-1-004-0000, P36803/
350417-0-004-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12/7/24

Derek Duke Ashlock
Derek Duke Ashlock

State of Texas
County of Parker

This record was acknowledged before me on 7 December 2024 by Derek Duke Ashlock.

Mireille M Harr
(Signature of notary public)
Notary Public in and for the State of Texas
My appointment expires: 4/13/2025

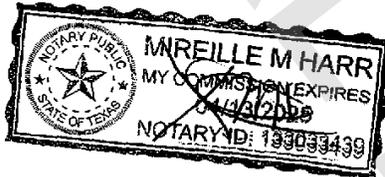


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P35960 / 350408-4-004-0005, P36806 / 350417-1-004-0000 and P36803/
350417-0-004-0002

PARCEL A:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE EAST 250 FEET THEREOF.

PARCEL B:

THE NORTH 20 RODS (330 FEET) OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE WEST 792 FEET THEREOF;

AND EXCEPT THE EAST 250 FEET THEREOF;

AND ALSO EXCEPT ANY PORTION THEREOF LYING WITHIN THE AS BUILT AND EXISTING COUNTY ROAD COMMONLY KNOWN AS KELLEHER ROAD AND AS SAID ROAD WAS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED SEPTEMBER 12, 1908, UNDER AUDITOR'S FILE NO. 69377, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN VOLUME 74 OF DEEDS, PAGE 398, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL C:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 330 FEET SOUTH AND 313.5 FEET EAST OF THE NORTH QUARTER POST OF SAID SECTION 17;
THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID SECTION TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;
THENCE SOUTH TO THE NORTH LINE OF THE RIGHT OF WAY OF A CERTAIN DITCH KNOWN AS THE "HILL DITCH" AS THE SAME IS NOW ESTABLISHED;
THENCE IN A WESTERLY DIRECTION ALONG THE NORTH SIDE OF SAID DITCH TO A POINT DUE SOUTH OF THE POINT OF BEGINNING;
THENCE NORTH TO THE PLACE OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED APRIL 25, 1908 AND RECORDED SEPTEMBER 12, 1908 IN VOLUME 74 OF DEEDS, PAGE 398, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXHIBIT "A"
Legal Description
(continued)

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST QUARTER OF SAID SECTION 17;
THENCE EAST 792 FEET;
THENCE SOUTH 330 FEET;
THENCE WEST 792 FEET;
THENCE NORTH 330 FEET TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 330 FEET;
THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 313.5 FEET;
THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 330 FEET TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 313.5 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument(s);
 Recorded: February 22, 1983
 Recording No.: 8302220040, records of Skagit County, Washington
 For: Ingress, egress and utilities
 Affects: Parcels P36960 and P36806

Affects: Said premises, the exact location and extent of said easement is undisclosed of record.

2. Terms, conditions, and restrictions of that instrument entitled Title Notification Property Designated Rural Resource Lands;
 Recorded: November 18, 1999
 Recording No.: 199911180052, records of Skagit County, Washington
 Affects: Parcel P36803

3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: September 19, 2006
 Recording No.: 200609190052, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances

Said instrument is a re-recording of instrument (s);

Recorded: September 6, 2005
 Recording No.: 200509060167, records of Skagit County, Washington

4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. 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

EXHIBIT "B"**Exceptions
(continued)**

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."

7. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2024
 Tax Account No.: P35960 / 350408-4-004-0005
 Levy Code: 1195
 Assessed Value-Land: \$55,200.00
 Assessed Value-Improvements: \$0.00

General and Special Taxes:
 Billed: \$519.73
 Paid: \$257.40
 Unpaid: \$262.33
 Affects: Parcel A

8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2024
 Tax Account No.: P36806 / 350417-1-004-0000
 Levy Code: 1195
 Assessed Value-Land: \$7,200.00
 Assessed Value-Improvements: \$0.00

General and Special Taxes:
 Billed: \$82.12
 Paid: \$38.60
 Unpaid: \$43.52
 Affects: Parcel B

9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

EXHIBIT "B"

**Exceptions
(continued)**

Year: 2024
Tax Account No.: P36803/ 350417-0-004-0002
Levy Code: 1195
Assessed Value-Land: \$237,100.00
Assessed Value-Improvements: \$539,900.00

General and Special Taxes:
Billed: \$6,826.30
Paid: \$3,410.69
Unpaid: \$3,415.61
Affects: Parcel C

10. City, county or local improvement district assessments, if any.
11. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 11/21/24
between Angela Baker Bahm Dustin Brimhall ("Buyer")
Buyer Buyer
and Derek Duke Ashlock ("Seller")
Seller Seller
concerning 19589 Kelleher Road Burlington WA 98233 (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.

Authenticated: Angela Baker Bahm 11/21/2024
Buyer Date

Signed by: Derek D. Ashlock 8/17/2024
Seller Date

Authenticated: Dustin Brimhall 11/21/2024
Buyer Date

Seller Date