

**When recorded return to:**  
Nathan Scott and Caitlin Scott  
1724 E Blackburn Road  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250030  
Jan 06 2025  
Amount Paid \$7299.40  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Chicago Title  
620057080

Escrow No.: 620057080

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicholas Alexander Winters, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Nathan Scott and Caitlin Scott, 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

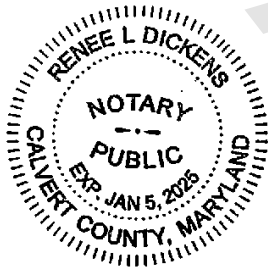
Abbreviated Legal: (Required if full legal not inserted above.)

PTN NW 1/4 SE 1/4, 29-34-4E, W.M.

Tax Parcel Number(s): P115467 / 340429-0-007-0100

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 01/02/2025Nicholas Alexander Winters  
Nicholas Alexander WintersState of Maryland  
County of St. Mary'sThis record was acknowledged before me on 01/02/2025 by Nicholas Alexander Winters.Renee L Dickens  
(Signature of notary public)  
Notary Public in and for the State of Maryland  
My commission expires: 01/05/2025Renee L. Dickens  
Title Insurance Producer  
MD TIPIC # 3000196392

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P115467 / 340429-0-007-0100**

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THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29,  
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF THE COUNTY ROAD  
(BLACKBURN ROAD) ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST  
1/4 AND THE EAST LINE OF SAID SUBDIVISION;  
THENCE SOUTH 0 DEGREES 27'21" WEST ALONG THE EAST LINE OF SAID SUBDIVISION 30  
FEET TO THE SOUTH LINE OF THE COUNTY ROAD;  
THENCE NORTH 89 DEGREES 40'53" WEST ALONG THE SOUTH LINE OF THE COUNTY ROAD  
25.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89 DEGREES 40'53" WEST ALONG THE SOUTH LINE OF SAID  
COUNTY ROAD 71.00 FEET;  
THENCE SOUTH 0 DEGREES 27'21" WEST PARALLEL TO THE EAST LINE OF SAID  
SUBDIVISION 140.37 FEET;  
THENCE SOUTH 89 DEGREES 40'53" EAST, 49.90 FEET;  
THENCE NORTH 23 DEGREES 08'12" EAST, 25.65 FEET TO A POINT OF CURVATURE; THENCE  
ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 145.00 FEET THROUGH A  
CENTRAL ANGLE OF 22 DEGREES 40'53" AND AN ARC DISTANCE OF 57.41 FEET TO A POINT  
OF TANGENCY;  
THENCE ALONG SAID TANGENT NORTH 0 DEGREES 27'21" EAST, 60.84 FEET TO THE POINT  
OF CURVATURE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded February 6, 1970 under Recording No. 735708.
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. 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."

4. Assessments, if any, levied by Mt Vernon.
5. City, county or local improvement district assessments, if any.