

When recorded return to:
Heather Grimm and Christopher Grimm
32254 S Lyman Ferry Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250870
Mar 28 2025
Amount Paid \$8005.00
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.: 620058452

CHICAGO TITLE
620058452

STATUTORY WARRANTY DEED

THE GRANTOR(S) Katherine M. Grimm, an unmarried person, as her 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 Heather Grimm and Christopher Grimm, 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 OF SW 1/4 OF SEC 21-35-6E, W.M.

Tax Parcel Number(s): P41813 / 350621-3-006-0006

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: March 27, 2025Katherine M. Grimm
Katherine M. GrimmState of WashingtonCounty of SnohomishThis record was acknowledged before me on March 27, 2025 by Katherine M. Grimm.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): P41813 / 350621-3-006-0006

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHERLY OF SOUTH SKAGIT HIGHWAY AS IT EXISTED ON AUGUST 4, 1970;

EXCEPT COUNTY ROAD,

AND ALSO EXCEPT THAT PORTION, IF ANY, CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED FEBRUARY 21, 1962 UNDER AUDITOR'S FILE NO. 618270, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND EXCEPT THE EAST 721 FEET THEREOF;

AND EXCEPT THE NORTH 575 FEET THEREOF;

ALSO EXCEPT THE SOUTHERLY 320 FEET, AS MEASURED ALONG THE WEST LINE OF THE WESTERLY 300 FEET AS MEASURED ALONG THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PROPERTY;

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHERLY OF THE NORTH LINE OF THE NEW SOUTH SKAGIT HIGHWAY AND EASTERLY OF THE LYMAN FERRY ROAD ALL AS DELINEATED ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 12-79;

EXCEPT THAT PORTION THEREOF LYING WITHIN 100 FEET OF THE NORTH LINE OF THE NEW SOUTH SKAGIT HIGHWAY. ALL OF THE ABOVE BEING AN UN-NUMBERED AND UN-LETTERED TRACT OF SAID SHORT PLAT 12-79, APPROVED FEBRUARY 23, 1979 AND RECORDED FEBRUARY 27, 1979 IN VOLUME 3 OF PLATS, PAGE 80, UNDER AUDITOR'S FILE NO. 7902270056, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Granted to:	State Division of Forestry
Purpose:	Construct and maintain a road for forest protection purposes only
Recording Date:	March 30, 1937
Recording No.:	288262
Affects:	Portion of said premises

2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date:	March 26, 1993
Recording No.:	9303260047

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

Granted to:	Puget Sound Energy, Inc., a Washington corporation
Purpose:	Electric transmission and/or distribution line
Recording Date:	February 4, 2022
Recording No.:	202202040111
Affects:	Portion of said premises

4. 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

EXHIBIT "B"Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.