

When recorded return to:

Dylan Nersten and Kelsea Bushnell-Martinez
36302 Ohara Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251422

May 09 2025

Amount Paid \$9455.20
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

CHICAGO TITLE CO.

620058633

Escrow No.: 620058633

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stevan Dean Evans, an unmarried man and Pharaby Joy Mcferrin Ryan, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Dylan Nersten and Kelsea Bushnell-Martinez, 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.)

TRACT A, SHORT PLAT NO. 28-79, REC NO. 7907100063, BEING PTN SEC 18-35-7E, W.M.

Tax Parcel Number(s): P43020 / 350718-2-006-0317

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

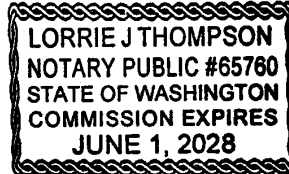
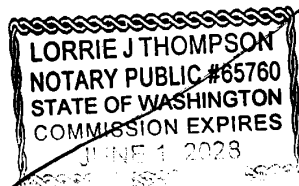
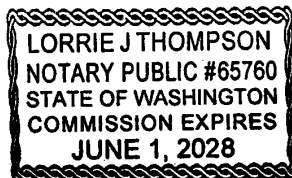
Dated: 05-05-2025Stevan Dean Evans
Stevan Dean EvansPharaby Joy McFerrin Ryan
Pharaby Joy McFerrin RyanState of WashingtonCounty of SKagitThis record was acknowledged before me on MAY 5, 2025 by Stevan Dean Evans.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028State of WashingtonCounty of SKagitThis record was acknowledged before me on MAY 5, 2025 by Pharaby Joy Ryan.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): P43020 / 350718-2-006-0317

Tract A of Short Plat No. 28-79, approved July 6, 1979 and recorded July 10, 1979, under Auditor's File No. 7907100063 in Book 3 of Short Plats, page 140, records of Skagit County, Washington, being a portion of Section 18, Township 35 North, Range 7 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress, and utilities over and across and existing private road, over Tract B, as delineated on the face of Short Plat No. 28-79, approved July 6, 1979 and recorded July 10, 1979, under Auditor's File No. 7907100063 in Book 3 of Short Plats, page 140, records of Skagit County, Washington, being a portion of Section 18, Township 35 North, Range 7 East, W.M.

AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that portion of the South 16.5 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 6 East, W.M., lying Easterly of State Highway No. 20 as conveyed by deed dated November 13, 1957 and recorded January 3, 1958, under Auditor's File No. 560286.

AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across an existing private dirt road in Government Lot 1, Section 18, Township 35 North, Range 7 East, W.M., as shown on the face of Short Plat No. 103-78, approved July 6, 1979 and recorded July 10, 1979, under Auditor's File No. 7907100001, running from a point near the Southwest corner of said Government Lot 1 in an Easterly direction to the Westerly terminus of a non-exclusive easement for ingress, egress and utilities over and across Tract B of Short Plat No. 28-79, as delineated on the face of said Short Plat, EXCEPT mineral rights reserved by deed dated February 5, 1902 and recorded August 4, 1902, under Auditor's File No. 39527 in Volume 46 of Deeds, page 457.

AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 6 East, W.M., lying South of the following described line:

Beginning at the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section, which point lies South $3^{\circ}13'07''$ West 1,304.50 feet South of the Northeast corner of said Section;
thence North $3^{\circ}13'07''$ East 109.10 feet to the point of beginning;
thence South $76^{\circ}31'20''$ West 300.00 feet to a point which lies 30 feet North of the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North $88^{\circ}11'46''$ West 990 feet, more or less, to the Northeasterly right of way line of State Highway 20 and end of description,

EXCEPT the South 16.5 feet of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"

Legal Description
(continued)

EXHIBIT "B"
Exceptions

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

Granted to: Puget Sound Power and Light Company, a corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 24, 1925
Recording No.: 183100

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

Granted to: English Lumber Company
Purpose: Right-of-way
Recording Date: May 5, 1941
Recording No.: 338863

3. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: English Lumber Company
Recording Date: May 5, 1941
Recording No.: 338863

Note: No determination has been made regarding the current ownership of said reserved rights.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Ingress, egress and utilities
Recording Date: July 18, 1973
Recording No.: 788109

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution lines
Recording Date: July 12, 1977
Recording No.: 860299

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

EXHIBIT "B"

Exceptions
(continued)

encroachments, dedications, building setback lines, notes, statements, and other matters, if any, 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, or source of income, 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 on Short Plat Number 28-79:

Recording No: 7907100063

7. Easement Agreement and the terms and conditions thereof:

Recording Date: October 22, 1979

Recording No.: 7910220023

8. Private Road Maintenance Agreement and the terms and conditions thereof:

Recording Date: August 31, 2011

Recording No.: 201108310064

9. Non-Exclusive Easement for Ingress and Egress and the terms and conditions thereof:

Recording Date: August 31, 2011

Recording No.: 201108310065

10. 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."

11. 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

EXHIBIT "B"Exceptions
(continued)

include interest and penalties):

Year:	2025
Tax Account Number:	P43020 / 350718-2-006-0317
Levy Code:	3360
Assessed Value-Land:	\$178,000.00
Assessed Value-Improvements:	\$316,300.00

General and Special Taxes:	Billed:\$4,645.71
	Paid: \$0.00
	Unpaid:\$4,645.71

12. City, county or local improvement district assessments, if any.