

202505140045

05/14/2025 03:51 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

WHEN RECORDED RETURN TO:

Name: Bryan J. Thompson and Raelynn F. Thompson
Address: 55109 E Sauk Lane
Darrington, WA 98241

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251462

May 14 2025

Amount Paid \$6389.00
Skagit County Treasurer
By Lena Thompson Deputy

Escrow Number: 826245RT

Filed for Record at Request of: *Rainier Title, LLC*

215211-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S), Lucky R. Case, who acquired title as Lucky Case, an unmarried person and Margie L. Goynes, who acquired title as Margie L Case, an unmarried person for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Bryan J. Thompson and Raelynn F. Thompson, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

See attached Exhibit A, which is made a part hereof by this reference.

Subject to: See attached Exhibit B, which is made a part hereof by this reference.

Abbreviated Legal: Ptn. SW ¼ NW ¼ & Ptn. Gov Lots 4 & 7, Sec 32-33N-R10 EWM aka Track 6, Trail Creek

Tax Parcel Number(s): P18870 / 331032-0-007-1002

Dated: MAY 5, 2025

LPB 10-05 (i-l)

Lucky R. Case, by Bethany Case, as attorney in fact

Margie L. Coyne
Margie L. Coyne

COUNTY OF Skagit

This record was acknowledged before me on 5/6/2025 by Margie L. Goyne.



Name: James A. Schastock
My Commission Expires: 11/29/26

State of Washington)
) SS:
County of _____)

On May _____, 2025, before me personally appeared Bethany Case who executed the within instrument as Attorney in Fact for Lucky R Case and acknowledged to me that he/she signed and sealed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living and is not incompetent.

Given under my and official seal the day and year last above written.

Notary Public in the State of _____
Residing in _____
My commission expires _____

This page is attached to and made a part of the Statutory Warranty Deed

Lucky R. Case, by Bethany Case, as attorney in fact
 Lucky R. Case, by Bethany Case, as attorney in fact

 Margie L. Goynes

STATE OF Washington

COUNTY OF Skagit

This record was acknowledged before me on _____ by Margie L. Goynes.

 Name:

My Commission Expires:

State of Washington)

County of Whatcom)

) SS:

On May 6th, 2025, before me personally appeared Bethany Case who executed the within instrument as Attorney in Fact for Lucky R Case and acknowledged to me that he/she signed and sealed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living and is not incompetent.

Given under my hand and official seal the day and year last above written.

[Signature]

Notary Public in the State of
 Residing in
 My commission expires

Washington
Lynden, Whatcom County
March 1, 2029

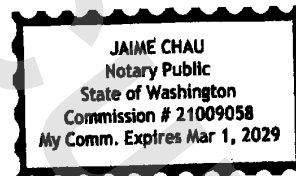


Exhibit A

Tract 6, "TRAIL CREEK", as per plat recorded in Volume 92 of Plats, pages 576 through 589, inclusive, and revised by map recorded in Volume 101, pages 78 through 81, inclusive, records of Skagit County, Washington; being more particularly described as follows:

Beginning at the West Quarter corner of Section 32, Township 33 North, Range 10 East of the Willamette Meridian;

thence along the West line of said Section North 01°21'02" East 32.67 feet to a point;

thence South 89°11'09" East, 30.00 feet to the East line of the existing County road and the true point of beginning;

thence along said East line South 01°21'02" West, 210.00 feet;

thence leaving said East line South 89°11'09" East to the Sauk River;

thence along the Sauk River and along the Southeasterly line of Government Lots 4 and 7 in a Northeasterly direction to a point whence the true point of beginning bears North 89°11'09" West;

thence North 89°11'09" West to the true point of beginning.

The above described parcel lies wholly within Southwest 1/4 of the Northwest 1/4 and Government Lots 4 and 7 of Section 32, Township 33 North, Range 10 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

End of Exhibit A

EXHIBIT B**Subject To:**

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: August 17, 1972

Recorded: August 17, 1972

Auditor's No.: 772763

Executed By: The Quadrant Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: November 13, 1972

Recorded: November 15, 1972

Auditor's File No. 776807

Executed By: The Quadrant Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: Not disclosed

Recorded: October 19, 1993

Auditor's No.: 9310190627

Executed By: The Quadrant Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: Not disclosed

Recorded: November 1, 1993

Auditor's No.: 9311010080

Executed By: Various owners

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Trail Creek

Recorded: November 15, 1972

Auditor's File No.: 776808

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Snohomish County and General Telephone Company of the Northwest, Inc.

Purpose: Electric distribution line

Area Affected: Over all private roads in Trail Creek and portion of Tracts 1, 2, 5, 7 and 8

Dated: April 26, 1973

Recorded: May 10, 1973

Auditor's No.: 784768

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Snohomish County

Purpose: Construct, maintain, etc., an underground electric transmission and distribution system

Area Affected: A ten foot strip of land over and across the above described Lot, said strip being 5 feet on either side of the center line of the electrical facility as now staked and located

Dated: June 8, 1974

Recorded: August 20, 1974

Auditor's No.: 805416

Notice of Intent to File for Extinguishment of Mineral Claim(s) and the terms and conditions thereof as recorded April 24, 1992 under Auditor's File No. 9294240075.

LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: September 22, 2006

Auditor's File No.: 200609220159

Survey map of Trail Creek as recorded August 17, 1972 under Auditor's File No. 772764, records of Skagit County, Washington.

Survey as recorded January 21, 1997 under Auditor's File No. 9701210094 in Volume 19 of Surveys, page 55, records of Skagit County, Washington.

Survey as recorded July 13, 2001 under Auditor's File No. 200107130073, records of Skagit County, Washington.

Survey of property to the South as recorded August 25, 2020 under Auditor's File No. 202008250094, records of Skagit County, Washington.

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: August 24, 1891

Auditor's No(s): 30552, records of Skagit County, Washington

As Follows: There is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States

Exceptions and reservations as contained in instrument:

From: Sound Timber Company

Auditor's No.: 440499, records of Skagit County, Washington

As Follows:

The grantors hereby expressly save, except and reserve out of the grant hereby made, unto themselves as Trustees for the Stockholders of The Sound Timber Company, their successors and assigns, forever, all ores and minerals of any nature whatsoever in or upon the other lands in King, Snohomish and Skagit Counties hereinabove partially described, including but not limited to, coal, oil, and gas, together with the right to enter upon said lands for the purpose of exploring the same for such ores and minerals and for the purpose of drilling, opening, developing and working mines and wells thereon and taking out and removing therefrom all such ores and minerals, and to occupy and make use of so much of the surface of said land as may be reasonable necessary from said purpose; provided that the Grantee, and the Grantee's successors and assigns shall be paid just and reasonable compensation for any injury or damage to the surface of said land, to the crops or to the improvement thereon caused by the exercise of any rights herein reserved; provided, further, that the exercise of such rights by the Grantors shall not be postponed or delayed pending reasonable efforts to agree upon or have determined such just and reasonable compensation.

Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

Any question that may arise due to shifting or change in the course of the Sauk River or due to said river having shifted or changed its course.

Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Sauk River, if navigable.

Easement delineated on the face of said County Assessor's Map;

For: Road

Affects: Portion of said premises

End of Exhibit B

LPB 10-05 (i-i)



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.