

When recorded return to:
Caleb Peters and Ruth Peters
41546 South Skagit Highway
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251780
Jun 10 2025
Amount Paid \$1445.00
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.: 620056929

CHICAGO TITLE
620056929

STATUTORY WARRANTY DEED

THE GRANTOR(S) Derek Salamanca, an unmarried person and Corina Bellinger, 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 Caleb Peters and Ruth Peters, 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 NW 1/4 SE 1/4 SEC 13-35-7E, W.M.

Tax Parcel Number(s): P42571 / 350713-0-019-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6/7/25

[Signature]
Derek Salamanca

[Signature]
Corina Bellinger

State of Colorado
County of Arapahoe

This record was acknowledged before me on 7 June 2025 by Derek Salamanca.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Colorado
My appointment expires: 7/10/27

ADAM JAMES BLATNICK
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20024030946
My Commission Expires 7/10/2027

State of Colorado
County of Arapahoe

This record was acknowledged before me on 7 June 2025 by Corina Bellinger.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Colorado
My appointment expires: 7/10/27

ADAM JAMES BLATNICK
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20024030946
My Commission Expires 7/10/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P42571 / 350713-0-019-0006

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., LYING SOUTH AND EAST OF THE COUNTY ROAD.

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: Puget Sound Pulp and Timber Co.
Purpose: right of way
Recording Date: December 4, 1936
Recording No.: Volume 17 Page 185
Affects: as described in said instrument

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Survey:

Recording No: 200312110107

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

5. 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.