

When recorded return to:
Larry Brown and Marti Brown
54293 Fortner Road
Darrington, WA 98241

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251989
Jun 27 2025
Amount Paid \$1365.00
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.: 620059288

CHICAGO TITLE
020059288

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert P. Scarsella and Laurie L. Scarsella, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Larry Brown and Marti Brown, 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 SE 1/4 SEC 31-33-10E, W.M.

Tax Parcel Number(s): P18810 / 331031-0-007-0005

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 6.24.24

Robert P. Scarsella

Robert P. Scarsella

Laurie L. Scarsella

Laurie L. Scarsella

State of WA

County of KING

This record was acknowledged before me on 6.24.25 by Robert P. Scarsella and Laurie L. Scarsella.

[Signature]

(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 8/9/27



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P18810 / 331031-0-007-0005

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 33 NORTH, RANGE 10 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4;
THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION 1,320 FEET, MORE OR LESS,
TO THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 1,040 FEET, MORE OR LESS,
TO THE NORTHWESTERLY LINE OF STATE ROUTE 530 RIGHT OF WAY;
THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 1,485 FEET, MORE OR
LESS, TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE WEST ALONG SAID SOUTH LINE 220 FEET, MORE OR LESS, TO THE POINT OF
BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF THE FORTNER COUNTY ROAD
AND THE STATE ROUTE 530 RIGHT OF WAY;
THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID STATE ROUTE 530 FOR 429.19
FEET;
THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 FOR 269.25 FEET;
THENCE SOUTHWESTERLY PARALLEL TO THE STATE ROUTE 530 FOR 429.19 FEET, MORE
OR LESS, TO THE CENTERLINE OF SAID ROAD;
THENCE EASTERLY TO THE POINT OF BEGINNING.

ALSO EXCEPT THE FOLLOWING;

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 31, TOWNSHIP 33 NORTH, RANGE 10 EAST, W.M., DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SAID SECTION 31, TOWNSHIP 33 NORTH, RANGE 10 EAST, W.M.;
THENCE NORTH 480 FEET;
THENCE EAST 600 FEET (MORE OR LESS) TO COUNTY ROAD;
THENCE 600 FEET (MORE OR LESS) IN A SOUTHWESTERLY DIRECTION ALONG THE WEST
SIDE OF COUNTY ROAD TO THE SOUTH LINE OF SAID SECTION 31;
THENCE WEST ALONG SAID SOUTH LINE 220 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT FORTNER ROAD AND SAUK VALLEY ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservation contained in Deed from Puget Mill Co., a corporation substantially as follows:

Right to all oils, gases, minerals, etc. which may be in or upon said land, with the right of entry thereon to prospect, explore and remove the same, provided reasonable compensation shall be made therefore.

Subject to reservation of minerals, etc., and easements, rights of way or privileges as more fully set forth in deed from Puget Mill Company corporation recorded February 2, 1917, under Auditor File No. 117333 (Volume 105 of Deeds, Pages 623-625), records of Skagit County Auditor.
2. Lot of Record Certification and the terms and conditions thereof:

Recording Date: March 18, 2020
Recording No.: 202003180059
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.