

When recorded return to:

Eric Ettner and Carolyn Brewster
16757 Chilberg Avenue
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261643
May 29 2026
Amount Paid \$7925.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60038538-352

THE GRANTOR(S)

Lori Weeks, as Guardian for Grant Johnson, also of record as Grant Steven Johnson, an unmarried person, Skagit County Superior Court Case No. 24-4-00311-29

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
Eric Ettner, a single person, and Carolyn Brewster, a single person

the following described real estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting
title, which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn Gov Lot 4 & Ptn NE SW, 27-34-2 E W.M.

Tax Parcel Number(s): 4016-000-055-0008/P69672 & 340227-0-025-0008/P20771

Dated: May 28 2024

Lori Weeks
Lori Weeks, Guardian for Grant Steven Johnson, Skagit County Superior Court Case No. 24-4-00311-29

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 28 day of May, 2024, by Lori Weeks, as guardian for Grant Steven Johnson.

Brianna Maldonado
Signature

Notary public
Title

My commission expires: Aug 30 2029

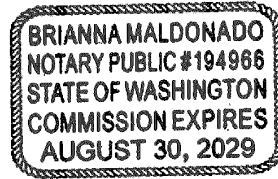


EXHIBIT A LEGAL DESCRIPTION

Property Address: 16757 Chilberg Avenue, La Conner, WA 98257
Tax Parcel Number(s): 4016-000-055-0008/P69672 & 340227-0-025-0008/P20771

Property Description:

Parcel "A":

That portion of Government Lot 4, and that portion of the West Half of the Northeast Quarter of the Southwest Quarter, All in Section 27, Township 34 North, Range 2 East W.M.,

TOGETHER WITH those portions of Lots 49 and 55, in the Plat of Snee-Oosh, as Recorded in Volume 4 of Plats, page 50, records of Skagit County Washington, described as follows:

Commencing at the Southeast Corner of the West Half of the Northeast Quarter of the Southwest Quarter, of said Section 27;
thence North 87°13'25" West, along the South line thereof, a distance of 145.00 feet to the True Point of Beginning;
thence continuing North 87°13'25" West, 33.58 feet;
thence North 68°48'37" West, 97.99 feet;
thence South 34°30'54" West, 15.00 feet;
thence South 20°24'35" West, 111.66 feet;
thence South 77°19'59" West, 37.59 feet to the Easterly Right-of-Way line of Chilberg Avenue, as shown on said Plat of Snee-Oosh;
thence South 34°30'34" East, along said Right-of-Way, a distance of 3.14 feet to the Southwest corner of said Lot 55;
thence South 85°11'34" East, 129.36 feet to the Southeast corner of said Lot 55;
thence South 85°11'34" East, along the South line of Lot 49, a distance of 25.00 feet;
thence North 27°14'58" East, 116.68 feet to the True Point of Beginning.

TOGETHER WITH an easement for ingress and egress, across that certain parcel, as described under document recorded in Skagit County, under Auditor's File No. 9905030118.

ALSO TOGETHER WITH an easement for utilities and maintenance thereof, over under and across the existing services as they exist in July of 1999 serving the above described parcel, from the County Road know as Chilberg Avenue, across the following described parcel:

That portion of the West Half of the Northeast Quarter of the Southwest Quarter, and that portion of Government Lot 4, All in Section 27, Township 34 North, Range 2 East, W.M., Together with that portion of Lots 55 and 56 in the Plat of Snee-Oosh, Skagit County, Washington, as per plat recorded in Volume 4 of Plats, page 50, described as follows:

Commencing at the Southeast corner of the West Half of the Northeast Quarter of the Southwest Quarter of said Section 27;
thence North 87°13'25" West, along the South line thereof, 145.00 feet;
thence North 12°20'35" East, 135.90 feet;
thence North 49°44'25" West, 66.05 feet;

thence South 50°15'35" West, 75.32 feet to the True Point of Beginning;
thence continue South 50°15'35" West, 60.03 feet;
thence North 87°13'25" West, 81.60 feet;
thence South 30°20'05" West, 92.03 feet to the North line of said Lot 56;
thence South 85°11'34" East, along said line, 0.92 feet to a point which lies 79 feet East of the Northwest corner of said Lot 56;
thence South 32°04'56" West, 40.69 feet to the Northeasterly Right-of-Way line of Chilberg Avenue, as shown on said Plat of Snee-Oosh;
thence South 54°15'34" East, along said Right-of Way, 46.25 feet;
thence South 34°30'34" East, along said Right-of Way, 48.64 feet to a point which lies Northwesterly a distance of 3.14 feet from the Southwest corner of said Lot 55;
thence North 77°19'59" East, 37.59 feet;
thence North 20°24'35" East, 111.66 feet;
thence North 34°30'54" East, 59.60 feet;
thence North 20°50'31" East, 57.25 feet to the True Point of Beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the West Half of the Northeast Quarter of the Southwest Quarter of Section 27, Township 34 North, Range 2 East, W.M., described as follows:

Commencing at the Southeast corner of said West Half;
thence North 87°13'25" West, along the South line of said West half, a distance of 145.00 feet to the true point of beginning;
thence North 12°20'35" East, 135.90 feet;
thence North 49°44'25" West, 66.05 feet;
thence South 50°15'35" West, 75.32 feet;
thence South 20°50'31" West, 57.25 feet;
thence South 34°30'54" West, 44.60 feet;
thence South 68°48'37" East, 97.99 feet to the South line of said West half;
thence South 87°13'25" East along said South line 33.58 feet to the true point of beginning.

TOGETHER WITH an Easement for ingress and egress, across that certain parcel, as described under document recorded in Skagit County, under Auditor's File No. 9905030118.

AND TOGETHER WITH an Easement for ingress and egress, over, under and across that portion of Government Lot 4 and that portion of the West Half of the Northeast Quarter of the Southwest Quarter, all in Section 27, Township 34 North, Range 2 East, W.M.;

AND TOGETHER WITH that portion of Lots 49 and 55 in the Plat of Snee-Oosh, as recorded in Volume 4 of Plats, page 50, records of Skagit County, Washington, described as follows:

Commencing at the Southeast corner of the West Half of the Northeast Quarter of the Southwest Quarter of said Section 27;
thence North 87°13'25" West, along the South line thereof, a distance of 178.58 feet to a point on the North line of Government Lot 4 that is 36 feet Easterly of a point of intersection with a Northerly projection of the lot line between Lots 49 and 55 and the true point of beginning of this Easement description;
thence North 68°48'37" West, 20.34 feet;

thence South 10°41'01" West 92.88 feet to a point which lies 20 feet North, when measured at a right angle from the South line of said Lot 49;
thence North 85°11'34" West, parallel to the South line of said Lots 49 and 55, a distance of 84.18 feet;
thence South 75°49'38" West, 19.32 feet;
thence South 77°19'59" West 37.59 feet to the Westerly line of said Lot 55, said point being on the Easterly right of way of Chilberg Avenue;
thence South 34°30'34" East, along said line, a distance of 3.14 feet to the Southwest corner of Lot 55;
thence South 85°11'34" East, along the South line of said Lot 55, a distance of 129.36 feet to the Southeast corner of Lot 55;
thence continuing along the South line of Lot 49, South 85°11'34" East, 25 feet;
thence North 10°41'01" East, 107.22 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

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.