

When recorded return to:
William Barlow Tolar
P.O. Box 1074
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3654

Aug 27 2019

Amount Paid \$5968.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039349

CHICAGO TITLE
020039349

STATUTORY WARRANTY DEED

THE GRANTOR(S) Garrett Eveland, a married person as his separate property
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to William Barlow Tolar, a single person and Rhonda Lee Trevino,
a single person

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.)

Lot(s): Ptn. J CONWAY ACREAGE

Tax Parcel Number(s): P64521 / 3885-000-010-0507

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 16, 2019

Garrett Eveland
Garrett Eveland

Payten Eveland
Payten Eveland

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Garrett Eveland and Payten Eveland are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 23, 2019

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish, WA
My appointment expires: 9-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "B"
Exceptions

1. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 23, 1906
Recording No.: 57716

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

Purpose: Locate and maintain a water pipeline
Recording Date: September 30, 1892
Recording No.: V23 of deeds. page 656
Affects: Portion of S1/2 of SW1/4 Section 18, Township 33 North, Range 4 East.

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 26, 2019
between William Barlow Tolar Rhonda Lee Trevino ("Buyer")
Buyer Buyer
and Garrett Eveland Payten Eveland ("Seller")
Seller Seller
concerning 20940 Broadway Street Conway WA 98238 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

AuthentisIGN <u>William Barlow Tolar</u> <small>Buyer 9:42:27 PM PDT</small>	<u>07/25/2019</u> Date	_____	Seller	_____	Date
AuthentisIGN <u>Rhonda Lee Trevino</u> <small>Buyer 11:30:06 PM PDT</small>	<u>07/25/2019</u> Date	_____	Seller	_____	Date

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64521 / 3885-000-010-0507

Those portions of Tract "J", Conway Acreage, according to the plat thereof, recorded in Volume 3 of Plats, page 45, records of Skagit County, Washington, described as follows:

(a) Beginning at the north line of Tract "J" at a point 248.2 feet east of the northwest corner thereof; thence south 50 feet parallel with the west line thereof; thence east 114.93 feet; thence north 03°01' east 50.06 feet; thence west 117.57 feet to the place of beginning.

(b) Also beginning at a point 248.2 feet east and 100 feet north of the southwest corner of said Tract "J"; thence north 50 feet; thence east 114.93 feet; thence south 03°01' west 50.06 feet; thence west 112.30 feet to the place of beginning.

Situate in Skagit County, Washington.