

**When recorded return to:**  
Harry J. Follman  
12656 E Lk Drive  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-5293  
Dec 06 2019  
Amount Paid \$2942.00  
Skagit County Treasurer  
By Marilyn Martich Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620040539

**CHICAGO TITLE**  
U20040539

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard Van Pelt and Michelle Van Pelt, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Harry J. Follman, a married man

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. Lots 1 and 2, Block: 10, CLEAR LAKE

Tax Parcel Number(s): P74822 / 4138-010-002-0004

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 14, 2019

Richard Van Pelt  
Richard Van Pelt

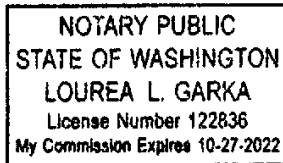
Michelle Van Pelt  
Michelle Van Pelt

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard Van Pelt and Michelle Van Pelt 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: December 6, 2019

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of wa  
Residing at: Cerklington  
My appointment expires: 10/27/2022



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P74822 / 4138-010-002-0004**

---

Lot 2, Block 10, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON", as per Plat recorded in Volume 4 of Plats, Pages 22 and 23, records of Skagit County, Washington.

TOGETHER WITH That portion of Lot 1, Block 10, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON", as per Plat recorded in Volume 4 of Plats, Pages 22 and 23, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of Lot 3 in said Block 10; thence South, 2° 51' East along the East boundary of Lot 3, a distance of 44.06 feet; thence South 87° 09' West, a distance of 42.00 feet; thence South 2° 51' East to the South boundary of Lot 3 and true point of beginning; thence South 87° 09' West along said South boundary to the Northeast corner of Lot 2 of said Block 10; thence Southerly along the East boundary of Lot 2 to the Southeast corner thereof; thence Easterly along an Easterly prolongation of the South boundary of Lot 2, to a point South 2° 51' East of the true point of beginning; thence North 2° 51' West to the true point of beginning.

AND ALSO TOGETHER WITH That portion of Lot 1, Block 10, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON", as per Plat recorded in Volume 4 of Plats, Pages 22 and 23, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Southwest corner of Lot 2 in said Block 10; thence Easterly, along the Southerly line of said Lot 2, and said Southerly line extended, a distance of 97 feet, more or less, to the Southeast corner of a tract of land described as "Parcel 2" in that certain Quit Claim Deed Recorded August 7, 1984, under Auditor's File No. 8408070033; thence Southerly, parallel with the West line of said Lot 1, a distance of 15.00 feet; thence Westerly, parallel with the South line of said Lot 2, a distance of 97 feet, more or less, to the West line of said Lot 1; thence Northerly, along the West line of said Lot 1, a distance of 15.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**

Exceptions

1. Quit Claim Deeds for Boundary Line Adjustments including the terms, covenants and provisions thereof
  - Recording Date: November 2, 1999
  - Recording No.: 199911020138
  
  - Recording Date: December 26, 2000
  - Recording No.: 200001260060
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 10/18/2019  
between Follman ("Buyer")  
Buyer Van Pelt ("Seller")  
Seller  
concerning 12777 State Route 9 Mount Vernon WA 98273 (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.

H.F. 10-18-19  
Buyer Date

\_\_\_\_\_  
Buyer Date

Michelle Van Pelt 12/16/19  
Michelle Van Pelt 12/22/19  
Seller Date

Michelle Van Pelt 12/16/19  
M Van Pelt 12/22/19  
Seller Date