

**When recorded return to:**  
Richard Briggs and Tara Lynn Briggs  
9677 Cougar Lane  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041277

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-677

Feb 25 2020

Amount Paid \$4661.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**CHICAGO TITLE**  
**620041277**  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bradley R. Strouf, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Richard Briggs and Tara Lynn Briggs, 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. TR 14, Deiter's Acreage **SE 19-35-05**

Tax Parcel Number(s): P64968 / 3899-000-014-0200

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)


Dated: February 18, 2020

  
Bradley R. Strouf

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Bradley R. Strouf is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 21, 2020

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

NOTARY PUBLIC  
STATE OF WASHINGTON  
LOUREA L. GARKA  
License Number 122836  
My Commission Expires 10-27-2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P64968 / 3899-000-014-0200**

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The East 150 feet of the South 75 feet of the North 300 feet of Tract 14, DEITER'S ACREAGE, according to the plat thereof recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington;

EXCEPT that portion lying Westerly of the Easterly line of that certain easement as described in Decree entered in Skagit County Superior Court Cause No. 88-2-00227-7, said easement being 14 feet 7 inches on either side of a centerline described as follows:

Commencing at the Southwesterly corner of Tract 14, Deiter's Acreage, according to the plat thereof recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington, and shown on Survey filed in Book 7 of Surveys, page 134, records of Skagit County, Washington;  
Thence North 89°52'00" East a distance of 1.00 feet along the Southerly line of said Tract 14 to the true point of beginning for said centerline;  
Thence North 02°21'47" West a distance of 649.04 feet to the Northerly line of said Tract 14 and the terminus of said centerline, said terminus also being North 89°36'34" East a distance of 7.29 feet from the Northwesterly corner of said Tract 14.

TOGETHER WITH an easement for roadway over and across the East 14 feet 7 inches of Tract 15 of said plat, and over the West 14 feet 7 inches of said Tract 14, as created and established by instrument dated August 11, 1969, recorded September 17, 1969, under Auditor's File No. 731120, records of Skagit County, Washington, as modified by Decree entered in Skagit County Superior Court Cause No. 88-2-00227-7, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 the Plat of Deiter's Acreage:  
  
Recording No: 59004
2. Easement, including the terms and conditions thereof, granted by instrument;  
  
Recording Date: September 17, 1969  
Recording No.: 731120  
In favor of: Charles F. Butt and Patricia Butt, husband and wife  
For: Ingress and egress
3. Agreement, including the terms and conditions thereof;  
  
Recording No.: 731120
4. Those matters disclosed by Survey recorded in Volume 7 of Surveys, page 134, under Auditor's File No. 8712110012, records of Skagit County, Washington, as follows:
  - A. Misplaced fence lines in Lot 14;
  - B. Garage encroachment in Lot 14; and
  - C. There is an apparent discrepancy between the platted North-South lot lines and the occupation lines as evidenced by the existing North-South fences, by the concrete and stone pillars shown hereon, by the location of the joint access road, and by conversations with adjoining owners.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: David O. Benson and Pian M. Benson, husband and wife  
Purpose: Water line  
Recording Date: December 15, 2010  
Recording No.: 201012150051
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. 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 01/18/2020  
between Richard Briggs ("Buyer")  
Buyer Richard Briggs Buyer  
and Beadley Stroup ("Seller")  
Seller Beadley Stroup Seller  
concerning 9677 Cargare Lane Sedro Woolley WA (the "Property")  
Address 9677 Cargare Lane City Sedro Woolley State WA 98284

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.

01/18/2020  
Authenticon  
Richard Briggs Date  
1/18/2020 8:48:29 PM PST  
Buyer Date

Beadley Stroup 1-13-2020  
Seller Date  
JRS  
Seller Date