



202003130128

03/13/2020 04:04 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

When recorded return to:
Jeanette M. Coombs and Randall C. Coombs
5587 Clear View Dr.
Ferndale, WA 98248

Filed for record at the request of:
Chicago Title Insurance Company
425 Commerical Street
Mount Vernon, WA 98273

CHICAGO TITLE

Escrow No.: 245421141

STATUTORY WARRANTY DEED

THE GRANTOR(S) Harmon Markem Marriott, Jr., Personal Representative of the estate of Evelyn May Marriott, deceased (Skagit County probate under case No. 17-4-00007-8)

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Jeanette M. Coombs and Randall C. Coombs, husband and wife

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.)

NE NE 12-36-3

Tax Account No.: P47771/360312-1-002-0015

Tax Parcel Number(s): P47771, 360312-1-002-0015

Subject to:

- 1. Subject to Exhibit "B"

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20200313
MAR 13 2020

Amount Paid \$
By *MA* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 9, 2020

The Estate of Evelyn May Marriott

BY: Harmon Markem Marriott
Harmon Markem Marriott, Jr.
as his separate estate

State of WASHINGTON
County of WHATCOM

I certify that I know or have satisfactory evidence that Harmon Markem Marriott, Jr. is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as as personal representative of Estate of Evelyn May Marriott, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-11-2020

Jessica Sutherland
Name: Jessica Sutherland
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 8/14/2022



EXHIBIT "A"
Legal Description

That portion of the Northeast quarter of the Northeast quarter of Section 12, Township 36 North, Range 3 East of the Willamette Meridian, lying Northeasterly of the County Road known as Old Alger-Samish Road as it existed on June 4, 1940 and lying Westerly of State Highway No. 1.

EXHIBIT "B"

1. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: State of Washington
Purpose: Drainage system
Recording Date: October 19, 1966
Recording No.: 689779
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Roadway
Recording No.: 775208
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Puget Sound Energy, Inc.
Purpose: Transmission, distribution and sale of electricity
Recording Date: June 6, 2011
Recording No.: 201106060081
5. Skagit County Planning & Development Services Lot of Record Certification, and the terms and conditions thereof:
Recording Date: December 20, 2016
Recording No.: 201612200050
Said instrument was re-recorded on April 4, 2018 under recording number 201804040006 to reflect separation of parcels.
6. 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,

EXHIBIT "B"

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 Survey:
Recording No: 201709060125

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

[RG] 02/20/2020 [jmc] 02/20/2020

The following is part of the Purchase and Sale Agreement dated January 30, 2020 [H.M.M.]

between Jeanette M. Coombs Buyer and Randall C. Coombs Buyer ("Buyer")

and Estate of Evelyn Marriott Seller and Exc. Harmon Marriott Seller ("Seller")

concerning 17845 Old Lake Samish Rd Address Bellingham City WA 98229 State Zip (the "Property")

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.

Authentication
[Signature] 02/20/2020
Buyer Date
2/20/2020 7:39:43 PM PST

Authentication
Harmon Marriott 02/10/2020
Seller Date
2/10/2020 6:45:32 AM PST

Authentication
Jeanette M. Coombs 02/20/2020
Buyer Date
2/20/2020 7:40:34 PM PST

Seller Date