

When recorded return to:
Jeremy R. Akers and Lisa Akers
16025 95th Ave SE
Snohomish, WA 98296

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1612

May 08 2020

Amount Paid \$405.00

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.: 620042393

CHICAGO TITLE
620042393

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marlin L. Aaenson, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jeremy R. Akers and Lisa Akers, 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 SE 1/4 OF NE 1/4 OF SEC 10-35N-R8E

Tax Parcel Number(s): P43638 / 350810-0-021-0004, P43639 / 350810-0-021-0103

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 30, 2020

Marlin L. Aaenson

Marlin L. Aaenson
by *Steven J. Aaenson* ^{as} Attorney in Fact

by _____
Marlin L. Aaenson, by Steven S Aaenson, as Attorney in Fact

State of WA
County of Kitsap

I certify that I know or have satisfactory evidence that Steven S Aaenson is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Marlin L. Aaenson and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 01, 2020
Ellen P. Metsker
Name: Ellen P. Metsker
Notary Public in and for the State of WA
Residing at: 74 Harbor
My appointment expires: 2/11/2022



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P43638 / 350810-0-021-0004 and P43639 / 350810-0-021-0103

PARCEL A:

THAT PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 25 FEET WEST OF THE NORTHWEST CORNER OF LOT 12, BLOCK 4, "BAKER," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE WEST ALONG THE SOUTH LINE OF MAIN STREET, AS SHOWN ON SAID PLAT, A DISTANCE OF 30 FEET TO A POINT THAT IS 155 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 3 OF SAID "BAKER;"
THENCE SOUTH 125 FEET;
THENCE EAST 30 FEET;
THENCE NORTH 125 FEET TO THE SOUTH LINE OF MAIN STREET AS SHOWN ON SAID PLAT TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 6 FEET THEREOF.

PARCEL B:

THAT PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 4, "BAKER", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE WEST 25 FEET, MORE OR LESS, TO A POINT 185 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 3, OF SAID PLAT OF "BAKER";
THENCE SOUTH 125 FEET;
THENCE EAST 25 FEET, MORE OR LESS, TO THE WEST LINE OF SAID BLOCK 4;
THENCE NORTH TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 110 FEET THEREOF.

BOTH SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: August 14, 2007
Recording No.: 200708140131

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

Granted to: Town of Concrete
Purpose: Sewer
Recording Date: September 25, 1971
Recording No.: 774446

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: December 9, 2013
Recording No.: 201312090092

4. Party Wall agreement, if any, as disclosed by aerial picture, including the terms, covenants and provisions thereof

5. 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."

EXHIBIT "B"

Exceptions
(continued)

6. Assessments, if any, levied by City of Concrete.
7. City, county or local improvement district assessments, if any.