

When recorded return to:

Weslee Chew
11997 State Route 9
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1958

Jun 04 2020

Amount Paid \$12402.70

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042345

CHICAGO TITLE
020042345

STATUTORY WARRANTY DEED

THE GRANTOR(S) Erica Frank, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Weslee Chew, a single 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.)

Ptn. SW SE and SE SE, 36-35-4E, W.M.

Tax Parcel Number(s): P38424 / 350436-4-001-0004, P38425 / 350436-4-001-0103, P38426 /
350436-4-002-0003, P38427 / 350436-4-003-0002, P124097 /
350436-0-004-0400

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: May 20, 2020

Erica Frank
Erica Frank

Province
State of B.C.
City of Nanaimo

I certify that I know or have satisfactory evidence that

Erica Frank
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 22, 2020

Name: STUART E. WOOD
Notary Public in and for the State of Province of B.C.
Residing at: Nanaimo, B.C.
My appointment expires: Does not expire

Stuart E. Wood
Lawyer & Notary
109 - 335 Wesley Street
Nanaimo, BC V9R 2T5
Phone: 250-741-0003

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38424 / 350436-4-001-0004, P38425 / 350436-4-001-0103, P38426 / 350436-4-002-0003, P38427 / 350436-4-003-0002 and P124097 / 350436-0-004-0400

PARCEL "A":

The East 23.5 acres of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4 East W.M.

TOGETHER WITH a non-exclusive 50-foot wide easement for ingress, egress and utilities over, under and across those portions of Government Lots 1 and 2 of Section 1, Township 34 North, Range 4 East, W.M., as described on pages 8 and 9 of 11 on document recorded as Auditor's File No. 200406250134 and as reserved in that certain deed recorded as Auditor's File No. 200411120012 at Paragraph J, on page 4 of 5.

EXCEPT that portion of the East 23.5 acres of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the point 600 feet North of the Southeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North 145 feet; thence West 145 feet; thence South 145 feet; thence East 145 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL "B":

That portion of the East 23.5 acres of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the point 600 feet North of the Southeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North 145 feet; thence West 145 feet; thence South 145 feet; thence East 145 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL "C":

The Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4 East, W.M.,

EXCEPT the East 23.5 acres thereof,

EXCEPT rights-of-way of Northern Pacific Railroad Company, Puget Sound & Cascade Railway Company and Puget Sound Pulp & Timber Company,

EXCEPT State Road No. 1-A, commonly known as Highway No. 9,

and EXCEPT THAT PORTION LYING WITHIN THE West 105.00 feet (as measured perpendicular to the West line) of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4

EXHIBIT "A"
Legal Description
(continued)

East, W.M.

Situated in Skagit County, Washington.

PARCEL "D":

The rights-of-way of the former Northern Pacific Railroad Company, the former Puget Sound & Cascade Railway Company and the Puget Sound Pulp & Timber Company across the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 35 North, Range 4 East, W.M.

EXCEPT THAT PORTION LYING WITHIN THE
West 105.00 feet (as measured perpendicular to the West line) of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 35 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

PARCEL "E":

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the Southwest corner of said Southeast 1/4 of the Southeast 1/4; thence North 0 Degrees, 6 Minutes 19 Seconds East along the West line of said Southeast 1/4 of the Southeast 1/4 for a distance of 730.00 feet; Thence South 28 Degrees, 10 Minutes 47 Seconds East for a distance of 607.16 feet; Thence South 0 Degrees, 6 Minutes, 19 Seconds West for a distance of 201.90 feet, more or less, to the South line of said Southeast 1/4 of the Southeast 1/4 at a point of bearing South 88 Degrees, 35 Minutes 18 seconds East from the POINT OF BEGINNING; Thence North 88 Degrees, 35 Minutes 18 Seconds West along said South line for a distance of 287.78 feet, more or less, to the POINT OF BEGINNING.

Situated in Skagit County, Washington.

EXHIBIT "B"**Exceptions**

1. Reservations contained in deed from the State of Washington recorded under Recording No. 70778, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
2. Provisions for use and maintenance of beneficial easement contained in document recorded December 22, 2005 under Recording No. 200512220115.
3. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey.

Recording Date: January 22, 2006
Recording No.: 200601110041
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: October 5, 1929
Recording No.: 227428
5. Reservations contained in deed from the State of Washington recorded under Recording No. 9712310023, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.
6. Lot certification including the terms, covenants and provisions thereof

Recording Date: December 19, 2007
Recording No.: 200712190056
7. THE TERMS AND PROVISIONS OF THE FOLLOWING DOCUMENTS AFFECTING THE BENEFICIAL EASEMENT DESCRIBED ON PARCEL "A":

Recording No.: 200406250134
Recording No.: 200407140121
Recording No.: 200411120012

EXHIBIT "B"

**Exceptions
(continued)**

8. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCES LANDS BY Skagit COUNTY, including the terms, covenants and provisions thereof .
- Recording Date: April 22, 2011
Recording No.: 201104220065
9. 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: May 21, 2018
Recording No.: 201805210143
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. The Land has been classified as Timber Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:
- Recording No.: 846671
- Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.
- Affects Parcel A
12. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:
- Recording No.: 761100
Recording No.: 816375
Recording No.: 200707260049
- Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

EXHIBIT "B"

Exceptions
(continued)

Affects Parcels C and E

Pursuant to said Open Space Taxation Agreement recorded as Auditor's File No. 200707260049, said Parcels C and E are now taxed as Timber Land.

13. City, county or local improvement district assessments, if any.