

When recorded return to:
Travis M. Preece
12436 North Front Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042497

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2035

Jun 10 2020

Amount Paid \$5443.40
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620042497

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mathew D Heinrich and Carrie Heinrich, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Travis M. Preece, an unmarried person

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. Sec 1-34-4


Tax Parcel Number(s): P23320/340401-0-041-0014

Subject to:

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

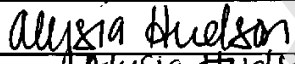
STATUTORY WARRANTY DEED
(continued)

Dated: June 3, 2020


Mathew D Heinrich

Carrie Heinrich

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Mathew D Heinrich and Carrie Heinrich 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: June 4, 2020

Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arundon
My appointment expires: 03.01.2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P23320/340401-0-041-0014

That portion of Government Lot 6 in Section 1, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the Seattle Lake Shore and Eastern Railway Company right of way at the Northeast corner of that certain parcel conveyed to Gary Frizzell and Vicki Frizzell by deed dated June 20, 2003 and recorded under Auditor's File No. 200306270222, records of Skagit County, Washington;

Thence South 5°45'21" East along the East line of said Railroad right of way, a distance of 104.26 feet

The North 89°55'19" West, a distance of 103.30 feet to the East right of way line of State Route 9;

Thence North 12°21'11" West along said East right of way line, a distance of 119.82 feet to the Northwest corner of that certain parcel conveyed to Errol and Laurie Hanson by Quit Claim Deed dated April 27, 2000 and recorded under Auditor's file No. 200004270075, records of Skagit County, Washington;

Thence North 83°05'13" East along the Northerly line of said Hanson parcel, a distance of 66.55 feet to the Northeast corner thereof;

Thence South 5°45'21" East along the Easterly line of said Hanson parcel, a distance of 21.50 feet to the Southeast corner thereof;

Thence South 89°55'19" East, a distance of 50.26 feet to the point of beginning of this description.

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 Survey:

Recording No: 9712180058

2. 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 Survey:

Recording No: 9903110094

3. 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 Survey:

Recording No: 201708230043

4. Reservations contained in Deed:

Executed by: Burlington Northern Railroad Company, a Delaware Corporation
Recorded: December 21, 1988
Auditor's No: 8812210041
As Follows:

EXCEPTING AND RESERVING, however, unto said Grantor, its successors and assigns, all of the coal, oil, gas, casing head gas and all ores and minerals of every kind and nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises hereon conveyed, together with the right of access at all times to exercise said rights.

EXHIBIT "B"**Exceptions
(continued)**

ALSO, the Grantee, and for its successors and assigns, by acceptance of this deed, hereby releases and forever discharges the Grantor, its successors and assigns, from any and all present or future obligations of the Grantor, its successors and assigns, including but not limited to the construction of or continued maintenance thereto of any railroad fences, snow fences, road crossings, cattle guards, gates, farm crossings, bridges, drainage or irrigation pipes, if any, located and situate on the premises herein conveyed.

5. Skagit County Planning & Development Services-Lot of Record Certification:

Recording Date: March 4, 2016
Recording No.: 201603040043

and Re-Recording Date: August 7, 2017
and Re-Recording No.: 201708070120
Reason: to reflect BLA PL17-0236

6. Notice of Decision Before the Skagit County Planning Director:

Recording Date: April 12, 2016
Recording No.: 201604120041

7. General Land Office Land Corner Record:

Recording Date: July 27, 2016
Recording No.: 201607270006

8. General Land Office Land Corner Record:

Recording Date: July 27, 2016
Recording No.: 201607270007

9. Skagit County Planning & Development Services-Lot of Record Certification:

Recording Date: August 7, 2017
Recording No.: 201708070120

10. Title Notification- Special Flood Hazard Area:

Recording Date: August 22, 2017
Recording No.: 201708220052

11. Notice of Buffer Mitigation Sale Nookachamps Wetland Mitigation Bank:

Recording Date: September 25, 2017
Recording No.: 201709250029

EXHIBIT "B"**Exceptions
(continued)**

12. Title Notification, and the terms and conditions thereof:

Recording Date: November 22, 2017
Recording No.: 201711220006

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

Granted to: Gary Frizzell & Vickie Frizzell
Purpose: Ingress, egress and utilities
Recording Date: December 5, 2017
Recording No.: 201712050052
Affects: Portion of said premises

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

15. 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."

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.