

202012150129

12/15/2020 02:47 PM Pages: 1 of 8 Fees: \$110.50
Skagit County Auditor

When recorded return to:
Roy Swihart and Amy Swihart
18244 Sam Bell Road
Bow, WA 98232

2020-5348
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 15 2020

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045360

Amount Paid \$ 18,141.42
Skagit Co. Treasurer
By [Signature] Deputy

CHICAGO TITLE
620045360

STATUTORY WARRANTY DEED

THE GRANTOR(S) Skagit Bay Ranch LLC, A Washington Limited Liability Company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Roy Swihart and Amy Swihart, 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 SW, 18-35-4E, W.M. and Ptn. G.L. 1 and NE NW, 19-35-4E, W.M.

Tax Parcel Number(s): P36875 / 350419-0-001-0102, P36911 / 350419-2-001-0108, P106005 /
350418-3-002-0100, P118340 / 350419-0-001-0200, P120661 /
350419-2-001-0200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 1, 2020

Skagit Bay Ranch LLC

BY: Esat Guzey
Esat Guzey
Member

State of WA Shonomish
County of Skagit

I certify that I know or have satisfactory evidence that Esat Guzey X
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Member of Skagit Bay Ranch, LLC to be the free and
voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/14/2020

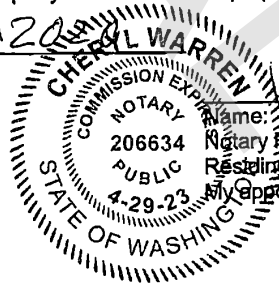

Name: Cheryl Warren
Notary Public in and for the State of Washington
Residing at: Mountain Terrace
My appointment expires: 4/29/23

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P36875 / 350419-0-001-0102, P36911 / 350419-2-001-0108, P106005 / 350418-3-002-0100, P118340 / 350419-0-001-0200 and P120661 / 350419-2-001-0200

PARCEL "A":

That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 18, Township 35 North, Range 4 East, W.M., lying Southwesterly of the Southwesterly line of the right of way of the Great Northern Railway Company,

EXCEPT the South 25 feet thereof conveyed to Skagit County by deed recorded July 16, 1892, in Volume 23 of Deeds, page 712, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The South 480 feet of the North 500 feet of the West 180 feet of the East 360 feet of Government Lot 1, Section 19, Township 35 North, Range 4 East, W.M.,

EXCEPT that portion, if any, lying within the Skagit County road right of way, commonly known as the Sam Bell Road, along the North line thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The South 480 feet of the North 500 feet of the West 255 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the South 480 feet of the North 500 feet of the East 180 feet of Government Lot 1, all in Section 19, Township 35 North, Range 4 East, W.M.,

EXCEPT that portion, if any, lying within the Skagit County road right of way, commonly known as the Sam Bell Road, along the North line thereof.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

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

Granted to: Anna V. Garner, a widow
Purpose: Ditch along railway
Recording Date: May 8, 1947
Recording No.: 404132
Affects: Parcel A

2. 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 lines
Recording Date: August 20, 1987
Recording No.: 8708200043
Affects: Parcel A

3. Stipulation as contained in Deed including the terms, covenants and provisions thereof

Recording Date: October 24, 1994
Recording No.: 9410240031

The above described property will be combined or aggregated by grantees with adjacent property which they own. This boundary adjustment is not for the purpose of creating an additional building lot.

Affects: Parcel A

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

Granted to: Pacific Northwest Bell Telephone Company
Purpose: underground Electric communication line
Recording Date: March 12, 1987
Recording No.: 8703120012

5. 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 lines
Recording Date: October 22, 1987
Recording No.: 8710220052
Affects: Parcel B

EXHIBIT "B"Exceptions
(continued)

6. Restriction contained in Deed including the terms, covenants and provisions thereof
- Recording Date: August 31, 2001
Recording No.: 200108310041
- The above described property (Parcel 1) will be combined or aggregated with contiguous property owned by the purchaser (and described as Parcel 2 on EXHIBIT A): This boundary line adjustment is not for the purpose of creating an additional building lot.
- Said instrument is a re-recording under Recording No. 200108290032
- Affects: Parcel C
7. Title notification including the terms, covenants and provisions thereof
- Recording Date: October 24, 1996
Recording No.: 9610240025
- Affects: Parcel C
8. Title notification including the terms, covenants and provisions thereof
- Recording Date: September 25, 2001
Recording No.: 200109250089
Affects: Parcel C
9. Title notification including the terms, covenants and provisions thereof
- Recording Date: September 25, 2001
Recording No.: 200109250090
Affects: Parcel C
10. Right to manage Natural Resource Lands Disclosure including the terms, covenants and provisions thereof
- Recording Date: April 14, 2015
Recording No.: 201504140110
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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

EXHIBIT "B"Exceptions
(continued)

rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: April 15, 1971
Recording No.: 751176

Recording Date: October 4, 1974
Recording No.: 808337

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.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

Notice of Continuance:

Recording Date: December 22, 2003
Recording No.: 200312220279

13. 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 Date: November 12, 1971
Recording No.: 760557

Recording Date: September 17, 1975
Recording No.: 823559

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.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

Notice of Continuance:

Recording Date: December 22, 2003

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 200312220279

14. 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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated **October 23, 2020**

between Roy Swihart | Amy Swihart ("Buyer")
Buyer Buyer

and Skagit Bay Ranch LLC ("Seller")
Seller Seller

concerning 18244 Sam Bell Road Bow WA 98232 (the "Property")
Address City State Zc

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.

Roy Swihart 10/25/2020
Buyer Date

Amy Swihart 10/25/2020
Buyer Date

Esat Alghy 11.2.20
Seller Date