

When recorded return to:

Ryan Daniel Kimber and Carrie Kathleen Kimber
14242 State Route 9
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-236

Jan 20 2021

Amount Paid \$6805.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY

620044312

Escrow No.: 245433574

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond L. Sundstrom and Vicki M. Tisdell, husband and wife

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 Ryan Daniel Kimber and Carrie Kathleen Kimber, 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. NW, 14-34-4E, W.M.

Tax Account No.: P24694 / 340414-0-002-0008, P126737 / 340414-0-001-0200 and P126738 / 340414-2-001-0300

Tax Parcel Number(s): P24694 / 340414-0-002-0008, P126737 / 340414-0-001-0200, P126738 / 340414-2-001-0300

STATUTORY WARRANTY DEED
(continued)

Dated: December 9, 2020

Ray Sundstrom
Raymond L. Sundstrom

Vicki M Tisdell
Vicki M. Tisdell

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Raymond L. Sundstrom and Vicki M. Tisdell 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: December 23, 2020

Michele R Boudreau

Name: MICHELE R BOUDREAU

Notary Public in and for the State of WA

Residing at: Bellingham

My appointment expires: May 29, 2023

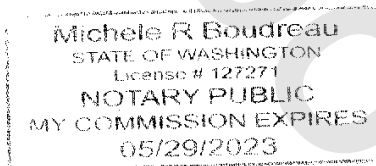


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P24694 / 340414-0-002-0008, P126737 / 340414-0-001-0200 and P126738 / 340414-2-001-0300

Parcel A:

That portion of the Northwest ¼ of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the North ¼ corner of said Section 14;
thence West, along the North line of said Section 14, a distance of 275.88 feet to an intersection with the Westerly right-of-way line of the Northern Pacific Railway Company;
thence Southwesterly, along said right-of-way line, 1,086.24 feet to the true point of beginning;
thence continue Southwesterly along said right-of-way, 408.00 feet;
thence Northwesterly in a straight line, 1,691.33 feet, more or less, to a point 396.00 feet South of the Northwest corner of said Section 14 and on the West line of said Section 14;
thence North, along the West line thereof a distance of 396.00 feet;
thence East, along the North line of said Section 14, a distance of 329.30 feet; thence Southeasterly, in a straight line, 1,640.27 feet, more or less to the true point of beginning.

TOGETHER WITH that portion of the Northwest ¼ of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the North ¼ corner of Section 14, Township 34 North, Range 4 East, W.M.;
thence West, along the North line of said Section 14, a distance of 275.88 feet to an intersection with the Westerly right-of-way line of the Northern Pacific Railway Company;
thence Southwesterly, along said right-of-way line, 1,494.24 feet to the true point of beginning;
thence Northeasterly along said right-of-way 408.00 feet;
thence North 56°41'17" West, along the Northeasterly line of the above described parcel, 157.80 feet;
thence North 46°15'53" East 126.54 feet;
thence South 53°55'39" East 185.22 feet to the center of that certain 100 foot wide right-of-way to Seattle Lake Shore and Eastern Railway Company right-of-way as conveyed by Deed dated April 4, 1890 and

recorded July 13, 1890 in Volume 10 of Deeds, page 651, records of Skagit County, Washington;
thence South 36°04'21" West, along said centerline, 241.88 feet;
thence continue along said centerline on a curve to the left having a radius of 1,503.12 feet through a central angle of 1°47'53" an arc distance of 47.17 feet, more or less, to the Southwest corner of that certain parcel as conveyed to Skagit County by Deed recorded November 11, 1996 under Auditor's File No. 9611150090;
thence South 55°43'32" East 50.00 feet to the Southeasterly corner of that certain parcel as conveyed to Skagit County under Auditor's File No. 9611150090, said point being the point of divergence of the right-of-way of State Highway 9 and the Easterly line of 100 foot strip conveyed to Seattle Lake Shore and Eastern Railway Company right-of-way;
thence Southwesterly along the right-of-way of the Seattle Lake Shore and Eastern Railway Company right-of-way, a distance of 226.59 feet, more or less, to a point of intersection with the Southeasterly projection of the Southwesterly line of the above described parcel;
thence North 60°07'16" West, along said projection, 100.66 feet to the true point of beginning.

EXHIBIT "A"
Legal Description *CONT.*

Situated in Skagit County, Washington.

Parcel B:

A non-exclusive easement for ingress, egress and utilities, over, under and across the following described property:

That portion of the Northwest Quarter of Section 14, Township 34 North, Range 4 East, W.M. described as follows:

Beginning at the Northwest corner, or the most Northerly corner, of the Easterly of the two 50 foot by 1500 foot strips of land conveyed to the Seattle Lake Shore and Eastern Railway Company by Deeds dated April 4, 1890 and recorded July 13, 1890 and July 25, 1890, in Volume 10 of Deeds, paged 653 and 759, records of Skagit County, Washington;

Thence South 53°34'08" East, along the Northeasterly line of said 50 foot by 1500 foot strip and said strip extended, 89.54 feet, more or less, to the Northwesterly line of the right-of-way of SR 9;

Thence North 18°59'44" East, along said right-of-way, 78.93 feet;

Thence continue along said right-of-way on a curve to the right having a radius of 1459.55 feet, through a central angle of 15°08'29" an arc distance of 385.71 feet, to an intersection with the Southeasterly line of that certain 100 foot strip of land conveyed to the Seattle Lake Shore and Eastern Railway company by Deed dated April 4, 1890 and recorded July 13, 1890, in Volume 10 of Deeds, page 651, records of Skagit County, Washington;

Thence South 36°25'52" West, along said line, 454.21 feet, more or less, to the Point of Beginning

Situate in the County of Skagit, State of Washington

As said easement is appurtenant to Parcel A, above, and as created by the instrument, subject to the terms and provisions therein contained, dated July 9, 2007, and recorded on July 17, 2007 under recording number 200707170113, except that portion, if any, located within Parcel A, above.

SPECIAL EXCEPTIONS:

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: August 10, 1960
Recording No.: 597545

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

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Water pipe line or lines
Recording Date: March 7, 1961
Recording No.: 604945

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: June 16, 1955
Recording No.: 519497

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

Granted to: Public Utility District No. 1
Purpose: Waterlines
Recording Date: March 7, 1961
Recording No.: 604944

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

Granted to: Clear Valley Environmental Farm, LLC, a Washington limited liability company and Clear Valley Environmental Farm II, Inc., a Washington corporation
Purpose: An exclusive right to and easement for any purpose
Recording Date: November 20, 2007
Recording No.: 200711200139

REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY

Recording Date: August 14, 2009
Recording No.: 200908140002

REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY

Recording Date: June 17, 2010
Recording No.: 201006170073

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

Recording Date: November 13, 2012
Recording No.: 201211130142

Conservation Easement, including the terms, covenants and provisions thereof

Recording Date: July 19, 2013
Recording No.: 201307190125

Amended:

Recording Date: January 28, 2020
Recording No.: 202001280087

Memorandum of Funding Agreement, including the terms, covenants and provisions thereof

Recording Date: July 19, 2013
Recording No.: 201307190126

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

Granted to: Skagit County
Purpose: Trail
Recording Date: March 13, 2019
Recording No.: 201903130046

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

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Utilities
Recording Date: March 15, 2019
Recording No.: 201903150085

Temporary Construction Easement and Agreement, including the terms, covenants and provisions thereof

Recording Date: August 22, 2019
Recording No.: 201908220113

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



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.