

**When recorded return to:**  
R. Robert Reale  
60108 State Route 20  
Marblemount, WA 98267

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Filed for record at the request of:

Affidavit No. 2021-1330

Mar 30 2021



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

Amount Paid \$5205.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620046355

Escrow No.: 620046355

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James M. Sakshaug, Jr., 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 R. Robert Reale, 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. G.L. 4, 18-35-11E, W.M.

Tax Parcel Number(s): P46185 / 351118-0-034-0006

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: March 24, 2021

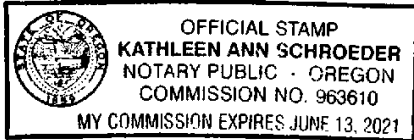
James M. Sakshaug, Jr.  
James M. Sakshaug, Jr.

State of Oregon  
County of Lincoln

I certify that I know or have satisfactory evidence that  
JAMES M. SAKSHAUG, JR.  
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: 3-25-2021

Kathleen Ann Schroeder  
Name: KATHLEEN ANN SCHROEDER  
Notary Public in and for the State of Oregon  
Residing at: STAYTON, OR  
My appointment expires: 6-13-2021



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P46185 / 351118-0-034-0006**

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A tract of Land in Government Lot 4 of Section 18, Township 35 North, Range 11 East of the W.M. described as follows:

Beginning at the Northwest corner of Government Lot 4 of Section 18; thence 230.00 feet North 89° 13' 21" East along the said North line of said Section 18; thence South 00° 48' 17" East, 30.00 feet to the true point of beginning, the Northwest corner of the adjusted boundary line Parcel; thence South 00° 48' 17" East, 289.09 feet; thence North 89° 32' 46" East, 176.95 feet; thence North 00° 47' 00" West, 200.00 feet to the Southeast corner of Parcel D, Auditor's File No. 200504270110, a Record of Survey for Marshall Cooper; thence South 89° 12' 10" West 85.00 feet along the South line of said Parcel D to the Southwest corner of said Parcel D; thence North 00° 46' 58" West, 90.12 feet; thence South 89° 13' 21" West, 92.06 feet to the true point of beginning.

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 matters disclosed by survey,  
Recording Date: April 27, 2005  
Recording No.: 200504270110
  
2. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,  
Recording Date: September 26, 2008  
Recording No.: 200809260070
  
3. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof  
Recording Date: October 20, 2008  
Recording No.: 200810200147  
  
Being a re-recording of:  
Recording No.: 200803260033  
Recording No.: 200804170049
  
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
5. Assessments, if any, levied by Marblemount.
  
6. 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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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

03/11/2021

The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_

between Robert Reale ("Buyer")  
Buyer Buyer

and James Kshavy ("Seller")  
Seller Seller

concerning 60106 State Route 20 Marblemant WA 98267 (the "Property")  
Address City State Zip

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.

Authenticator  
R Robert Reale  
Buyer 03/30/2021 1:02:52 PM PST Date

James Kshavy  
Seller 03/30/2021 Date

Buyer Date

Seller Date