

**When recorded return to:**  
Bruce K. Broderick and Kathy Broderick  
590 Shelter Bay Dr Na  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1976

May 04 2021

Amount Paid \$12020.00

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.: 620046041

**CHICAGO TITLE**  
620046041

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Barry J. Simmons and Kelly Simmons, Husband and Wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Bruce K. Broderick and Kathy Broderick, 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. G.L. 4 and Ptn. SE NE, 8-36-3E, W.M.

Tax Parcel Number(s): P102908 / 360308-0-006-0201, P47694 / 360308-1-003-0028

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 15, 2021

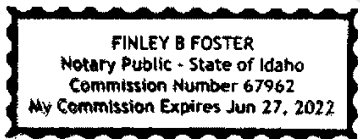
[Signature]  
Barry J. Simmons  
[Signature]  
Kelly Simmons

State of Idaho  
Boundary of Boundary

I certify that I know or have satisfactory evidence that  
Barry J. Simmons and Kelly Simmons  
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: 5/3/21

[Signature]  
Name: Finley B. Foster  
Notary Public in and for the State of Idaho  
Residing at: Ho Pe, ID  
My appointment expires: 6/27/22



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P102908 / 360308-0-006-0201 and P47694 / 360308-1-003-0028**

**PARCEL "A":**

That portion of the Southeast ¼ of the Northeast ¼ of Section 8, Township 36 North, Range 3 East, W.M., lying Northeasterly of State Route No. 11, commonly known as Chuckanut Drive, and lying Southerly and Easterly of the following described line:

Beginning at the Southeast corner of said Southeast ¼ of the Northeast ¼ of Section 8;  
thence North 00°03'16" East, along the East line thereof a distance of 800.11 feet to the true point of beginning of said described line;  
thence North 88°58'46" West, along the North line of the South line 800.00 feet of the East 330.00 feet of the Southeast ¼ of the Northeast ¼ of said Section 8 a distance of 330.06 feet;  
thence North 00°03'16" East, along the West line of the East 330.00 feet of the Northeast ¼ of said Section 8 a distance of 171.87 feet to the Southeast corner of that certain tract of land described in Deed of Trust recorded in Volume 943 of Records, page 531, under Auditor's File No. 9011260031, records of Skagit County, Washington;  
thence North 89°08'01" West, along the South line of said tract and parallel with the North line of said Southeast ¼ of the Northeast ¼ of said Section 8 a distance of 439.11 feet to the Southwest corner thereof, said point being on the Northeasterly line of that certain parcel titled "P-9" on Exhibit A of that certain Statutory Warranty Deed recorded in Volume 845 of Deeds, page 254, under Auditor's File No. 8909270054, records of Skagit County, Washington;  
thence South 41°00'00" East along said Northeasterly line a distance of 175.78 feet to the Southeast corner of said Parcel "P-9"  
thence West, along the South line of said Parcel "P-9" a distance of 166.90 feet to its intersection with the East most line of that certain parcel title "P-8" on Exhibit A of said Statutory Warranty Deed recorded in Volume 845 of Deeds, page 254, records of Skagit County, Washington;  
thence South 17°15'58" West, along said East most line of said Parcel "P-8" a distance of 777.32 feet, more or less, to the Northeasterly right of way line of said State Route No. 11 and the end of said described line.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That portion of Government Lot 4 of said Section 8, being more particularly described as follows:

Beginning at the Northeast corner of said Government Lot 4;  
thence South 00°01'47" West, along the East line thereof a distance of 150.00 feet;  
thence North 88°58'46" West, parallel with the North line of said Government Lot 4 a distance of 200.00 feet;  
thence North 52°28'30" West a distance of 252.11 feet to said North line of Government Lot 4;  
thence South 88°58'46" East, along said North line a distance of 400.06 feet to the point of beginning.

BASIS OF BEARING orientation for the above description is derived from Washington State Grid according to the record of survey map recorded under Auditor's File No. 8001080007, 1997. Coordinate grid location was held at the quarter corner between Sections 8 and 9. Then the line between the said quarter corner and the common section corner of Sections 8, 9, 16, and 17 were

**EXHIBIT "A"**  
Legal Description  
(continued)

rotated 0000'11" East to conform with an unrecorded historical survey in Section 8 performed by L.S. No. 17068, in 1981. This description and the parcel it describes is depicted on that certain record of survey map prepared by Ayers- Harrison, P.S. in the summer of 1989, reference by Job Number 89029.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Mutual Easement Agreement and COVENANT TO BEAR EQUAL SHARE OF THE COST OF THE CONSTRUCTION, MAINTENANCE OF REPAIR OF THE IMPROVEMENT HEREIN NAMED, EASEMENT FOR WHICH WAS GRANTED OVER LOCATION HEREIN DESCRIBED, including the terms, covenants and provisions thereof  
  
Recording Date: September 14, 1973  
Recording No.: 790797
2. Easements and reservations contained in instrument recorded September 27, 1989, under Recording No. 8909270043, including the terms, covenants and provisions thereof
3. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND ROAD MAINTENANCE AGREEMENT, including the terms, covenants and provisions thereof  
  
Recording Date: September 27, 1989  
Recording No.: 8909270044  
  
Amendments:  
  
Recording No.: 9607110067  
Recording No.: 9607170108  
Recording No.: 201102170044
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: South Chuckanut Joint Venture, their successors and/or assigns  
Purpose: Ingress, egress and utilities  
Recording Date: September 17, 1990  
Recording No.: 9009170052
5. Alternative Sewage System Agreement, including the terms, covenants and provisions thereof  
  
Recording Date: September 9, 1993  
Recording No.: 9309090007
6. Lot Certification, including the terms, covenants and provisions thereof  
  
Recording Date: February 15, 2008  
Recording No.: 200802150067
7. Assessments, if any, levied by Any road maintenance Association.
8. City, county or local improvement district assessments, if any.

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

9. 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 Date: November 30, 1992  
Recording No.: 9211300056  
Being a re-recording of Recording No. 9211260030

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 Continuation:

Recorded: March 7, 2008  
Recording Number: 200803070001

Authentiaign ID: C7D309A6-97A4-4D57-A441-215A75F29818  
Authentiaign ID: 376C2A78-ETD4-46DD-A968-4B7169FE1224

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

The following is part of the Purchase and Sale Agreement dated December 21, 2020

between Bruce K Broderick Kathy Broderick and/or assigns ("Buyer")  
Buyer Buyer  
and Barry J Simmons Kelly Simmons ("Seller")  
Seller Seller  
concerning Chuckanut Ridge Bow WA 98232 (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.

Authentiaign  
Bruce K Broderick 12/22/2020  
Buyer 12/22/20 9:18:40 AM PST Date

Barry J Simmons 12-24-20  
Seller Date

Authentiaign  
Kathy Broderick 12/22/2020  
Buyer 12/22/20 8:52:14 AM PST Date

Kelly Simmons 12/21/20  
Seller Date