

When recorded return to:
Kolton Ryan Palmer and Melissa Rae Harris
24499 East State Street
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046970

CHICAGO TITLE
620046970

STATUTORY WARRANTY DEED

THE GRANTOR(S) Curtis A. Timby and Sandra L. Timby, 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 Kolton Ryan Palmer and Melissa Rae Harris, 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.)

LT 4, SKAGIT COUNTY SHORT PLAT NO. 92-003

NW 13. 35-5

Tax Parcel Number(s): P101033 / 350513-2-001-0400

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2728

Jun 16 2021

Amount Paid \$1285.00

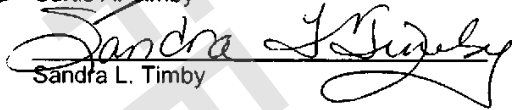
Skagit County Treasurer

By Josie L Bear Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 23, 2021


Curtis A. Timby


Sandra L. Timby

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that
Curtis A Timby and Sandra L Timby
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: May 25, 2021



Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires: 03-01-2024

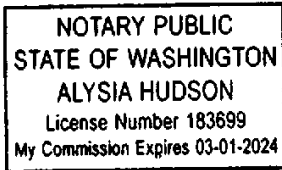


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P101033 / 350513-2-001-0400

LOT 4, SKAGIT COUNTY SHORT PLAT NO. 92-003 (BEING A REPLAT OF LOT 2, SHORT PLAT NO. 91-31), APPROVED APRIL 8, 1992, RECORDED APRIL 8, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 73, UNDER AUDITOR'S FILE NO. 9204080022, RECORDS OF SKAGIT COUNTY, WASHINGTON AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AS CREATED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 8902210090 AND AUDITOR'S FILE NO. 8910230016, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALSO TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE 20 FOOT WIDE DRIVEWAY EASEMENT OVER AND ACROSS A PORTION OF LOT 3 OF SAID SHORT PLAT NO. 91-31 AS RESERVED IN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 9112230046, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND CORRECTED AND RE-RECORDED UNDER AUDITOR'S FILE NO. 9201270105, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: November 17, 1909
Auditor's No(s): 76436, records of Skagit County, Washington
Executed By: David G. Sloan and Edith Grace Sloan
As Follows: All coal and minerals being expressly reserved and exempted from this conveyance
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 18, 1986
Auditor's No(s): 8611180008, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A 15 foot strip adjacent to Highway 20
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 18, 1986
Auditor's No(s): 8611180009, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A 150 foot strip which affects a Southerly portion of subject property
4. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: October 11, 1988
Auditor's No(s): 8810110042, records of Skagit County, Washington
Executed By: Noretap, a general partnership
As Follows:
All minerals of every nature whatsoever, including but not limited to coal, uranium, iron, natural gas and oil, TOGETHER WITH the right to the use of such part of the surface as may be reasonably necessary for the purpose of exploring for drilling for, mining, extracting and removing the same
5. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

EXHIBIT "B"Exceptions
(continued)

Recorded: October 18, 1988
 Auditor's No(s): 8810180049, records of Skagit County, Washington
 Executed By: Noretpe, a Washington General Partnership
 As Follows:

Reserving unto Grantor a non-exclusive easement for ingress, egress and utilities in a portion of the Northeast Quarter of Section 13, Township 35 North, Range 5 East of the Willamette Meridian, being described as follows:

Beginning at the Northeast corner of said Section 13;
 Thence North 87degrees 25'57" West along the North line of said Section 13, 1,855.44 feet;
 Thence South 0 degrees 12'29" East, 793.40 feet to the Northerly right of way line of State Highway 20 also being the true point of beginning;
 Thence North 75 degrees 18'10" East along said right of way line 150.00 feet;
 Thence North 14 degrees 41'50" West at right angles to said right of way line, 60.00 feet;
 Thence South 75 degrees 18'10" West, parallel with said right of way line, 134.50 feet to a point which bears North 0 degrees 12'29" West from the true point of beginning;
 Thence South 0 degrees 12'29" East, 61.97 feet to the true point of beginning.

6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: October 23, 1989
 Auditor's No(s): 8910230016, records of Skagit County, Washington
 Executed By: Noretpe, a Washington General Partnership consisting of Peter J. Poeschel and Ronald Schultz

Said instrument is a re-recording of instrument (s);
 Recorded: February 21, 1989
 Auditor's File No(s): 8902210090, records of Skagit County, Washington
 Affects: The North 60 feet of subject property

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: October 30, 1989
 Auditor's No(s): 8910300086, records of Skagit County, Washington
 Executed By: Peter J. Poeschel and Ronald Schultz

8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

EXHIBIT "B"Exceptions
(continued)

Recorded: November 13, 1989
 Auditor's No(s): 8911130023, records of Skagit County, Washington
 Executed By: Ronald Schultz and Peter Poeschel

NOW THEREFORE, the grantors agree and covenant that said grantors, their heirs, successors and assigns, will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantor, and within 100 feet of the well herein described, so long as the same is operated to furnish water for public consumption, any potential source of contamination, such as cesspools, sewers, privies, septic tanks, drainfields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens or other enclosures or structures for the keeping or maintenance of fowls or animals or storage of liquid or dry chemicals, herbicides or insecticides.

9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: December 29, 1989
 Auditor's No(s): 8912290124, records of Skagit County, Washington
 Executed By: Ronald Schultz and Peter Poeschel

10. Stipulation contained in instrument;
 From: Noretap, a Washington general partnership
 Recorded: April 17, 1991
 Auditor's File No.: 9104170058, records of Skagit County, Washington
 As Follows:

Noretap or Bacus Hill Water Company, Inc., with regard to the water connections to the lot or future subdivided lots will be connected only on the existing mainline on the easement shown on the Survey Map recorded under Auditor's File No. 8910230031, records of Skagit County, Washington, fronting and within the said easement

11. Agreement, including the terms and conditions thereof; entered into;
 By: Steven Barron
 And Between: Bacus Hill Water Corporation
 Recorded: April 17, 1991
 Auditor's No.: 9104170060, records of Skagit County, Washington
 Providing: Water Service

12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Skagit County Short Plat No. 92-003:

EXHIBIT "B"Exceptions
(continued)

Recording No: 9204080022

13. 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."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.