

When recorded return to:
Peter D. Kelly and Sherrell L. Kelly
PO Box 751
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3036

Jul 02 2021

Amount Paid \$1621.00
Skagit County Treasurer
By Flora Cruz Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048027

CHICAGO TITLE CO.
620048027

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dean Thomas, an unmarried man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Peter D. Kelly and Sherrell L. Kelly, 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 LT 8 , TRACT 1, PEAVEY'S ACREAGE

Tax Parcel Number(s): P67824 / 3966-001-008-0717

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: ~~June 20, 2021~~ July 1, 2021

Dean Thomas
Dean Thomas

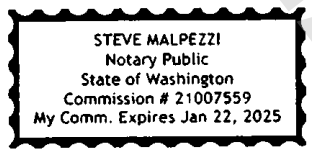
State of WASHINGTON

County of WHATCOM

I certify that I know or have satisfactory evidence that

DEAN THOMAS
is ~~the~~ the person ~~(s)~~, who appeared before me, and said person ~~(X)~~ acknowledged that
(he/~~she/they~~) signed this of instrument and acknowledged it to be (his/~~her/his~~) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: ~~JUN~~ ^{1st} JULY 1, 2021. Steve Malpezzi



Name: STEVE MALPEZZI
Notary Public in and for the State of WA
Residing at: FERNDALE
My appointment expires: 1/22/25

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67824 / 3966-001-008-0717

THE EAST 130 FEET OF LOT 8 IN TRACT 1, PEAVEY'S ACREAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 37, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE NORTH 220 FEET THEREOF;

AND EXCEPT THE EAST 10 FEET 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 set forth in a document:

In favor of: Floyd Robertson and Margaret Robertson, husband and wife
Purpose: To have, use, maintenance, repair and replace that certain existing water pipeline
Recording Date: January 4, 1974
Recording No.: 795233
Affects: Commencing at approximately the Northeast corner of said premises and extending in Southwesterly direction parallel with the county road

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 the Plat of Peavey's Acreage Tracts No. 1 & 2, recorded in Volume 3 of Plats, Page 37:

Recording No: 43979

3. 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."

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

5. City, county or local improvement district assessments, if any.