

**When recorded return to:**

Ryan Alex Kimmel  
21516 McLaughlin Road  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245446548

**CHICAGO TITLE CO.**  
*620478.50*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Casey J. Audette and Kelsey A. Audette, 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 Alex Kimmel, a married man as his sole and separate property

the following described real estate, situated in the County of Skagit, State of Washington:  
Refer to Exhibit "A attached hereto and made a part hereof.

Abbreviated Legal: (Required if full legal not inserted above.)

*Ptn SW NE, Sec. 15-34-4E, W.M.*

Tax Parcel Number(s): P24784/340415-0-012-0005,

Subject to:

1. Refer to Exhibit "B" attached hereto and made a part hereof.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5341

Nov 22 2021

Amount Paid \$11565.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 12, 2021

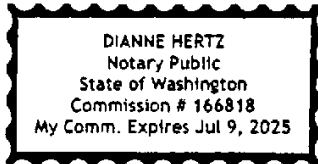
*Casey J. Audette*  
Casey J. Audette  
*Kelsey A. Audette*  
Kelsey A. Audette

State of WASHINGTON  
County of ~~SKAGIT~~ *DK Pierce*

I certify that I know or have satisfactory evidence that Casey J Audette and Kelsey A Audette 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: *11/19/2021*

*Dianne Hertz*  
Name: *Dianne Hertz*  
Notary Public in and for the State of *Washington*  
Residing at: *Federal Way, WA*  
My appointment expires: *7/9/2025*



## Exhibit "B"

Reservation of all coal and other minerals, including the terms, covenants and provisions thereof .

Recording No.: 28646

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: Pipe lines for water  
Recording Date: April 10, 1961  
Recording No.: 606230

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: Pipeline for water  
Recording Date: May 2, 1961  
Recording No.: 607101

Lot Certification, including the terms, covenants and provisions thereof

Recording Date: October 14, 2005  
Recording No.: 200510140019

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

Granted to: Philip Steven Harmon and Jewell Rose Harmon, husband and wife  
Purpose: Anchor Easement line  
Recording Date: October 25, 2005  
Recording No.: 200510250021

Water line Easement, including the terms, covenants and provisions thereof

Recording Date: October 17, 2006  
Recording No.: 200610170093

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

Granted to: KEL Properties LLC, a Washington limited liability company  
Purpose: Water line easement  
Recording Date: October 17, 2006  
Recording No.: 200610170093  
Affects: Portion of said premises

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 Survey:

Recording No.: 200611220126

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

Granted to: Dan R. Mitzel and Patricia R. Burkland, husband and wife  
Purpose: Access Easement  
Recording Date: July 11, 2007  
Recording No.: 200707110066  
Affects: Portion of said premises

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

In favor of: Clear Valley Environmental Farm LLC and Clear Valley Environmental Farm II, Inc  
Purpose: Access Easement  
Recording Date: July 11, 2007  
Recording No.: 200707110067  
Affects: Portion of said premises

Said instrument has been recorded under Recording no. 200707260081

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 Survey:

Recording No.: 20080917C083

Skagit County Planing & Development services finding of fact and the terms and conditions thereof:

Recording Date: December 30, 2008  
Recording No.: 200812300131

Operation-maintenance & monitoring requirement for proprietary onsite sewage systems and the terms and conditions thereof:

Recording Date: February 1, 2011  
Recording No.: 201102010190

Title Notification Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: December 20, 2011  
Recording No.: 201112200121

Title Notification Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: December 20, 2011  
Recording No.: 201112200122

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."

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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P24784\340415-0-012-0005**

The East 209 feet of the West 242 feet of the North 229 feet of the Southwest ¼ of the Northeast ¼ of Section 15, Township 34 North, Range 4 East, W.M.,

EXCEPT the North 20 feet thereof for McLaughlin Road,

ALSO EXCEPT that portion thereof lying within the as-built and existing County Road running along the North line thereof commonly known as McLaughlin Road,

ALSO EXCEPT the 50 foot wide right of way conveyed to the Puget Sound and Cascade Railway Company by Deed recorded under Auditor's File No. 110943 in Volume 101 of Deeds, page 585, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive waterline easement as conveyed by instrument recorded October 17, 2006, under Auditor's File No. 200610170093 in, on and across the following described property:

A 20 foot wide easement 10 feet right and 10 feet left of the following described line:

Beginning at the center of Section 15, Township 34 North, Range 4 East, W.M., Skagit County, Washington;  
thence North 88°41'12" West 1,141.58 feet;  
thence North 1°18'48" East 30.00 feet to the North right of way line of College Way and to the point of beginning;  
thence North 15°40'04" East 117.77 feet;  
thence North 23°01'53" East 532.07 feet;  
thence South 89°00'30" East 554.47 feet;  
thence North 01°26'51" East 666.63 feet;  
thence South 89°00'30" East 360.03 feet;  
thence South 88°18'01" East 33.00 feet to the terminus of said line. The side lines of said 20 foot water line easement to be extended or shortened to meet angle points.

Situate in the County of Skagit, State of Washington.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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