

When recorded return to:

Virginia Huntley and Steven Huntley
50272 Concrete Sauk Valley Road
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5788

Dec 17 2021

Amount Paid \$9785.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620049165

Escrow No.: 620049165

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brandon K. Sterne, 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 Steven J. Huntley and Virginia L. Huntley, Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 2, SKAGIT COUNTY SHORT PLAT NO. 95-023, APPROVED NOVEMBER 3, 1995, AND
RECORDED DECEMBER 21, 1995, IN VOLUME 12 OF SHORT PLATS, PAGE 54, UNDER
AUDITOR'S FILE NO. 9512210002, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A
PORTION OF GOVERNMENT LOT 6 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 9 EAST
OF THE WILLAMETTE MERIDIAN.

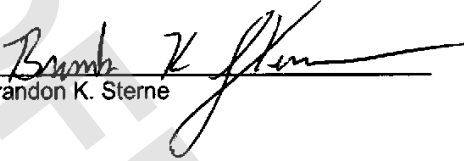
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P44845 / 350928-3-017-0200


Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 11/18/21

Brandon K. SterneState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Brandon K. Sterne is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 18, 2021

Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024

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|---|
| JENNIFER BRAZIL Notary Public State of Washington Commission # 187468 My Comm. Expires Jul 25, 2024 |
|---|

EXHIBIT "A"
Exceptions

1. 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. 95-023:

Recording No: 9512210002

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 21, 1995
Recording No.: 9512210002
Matters shown: Fences

3. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands;

Recorded: November 14, 2005
Auditor's No(s): 200511140380, records of Skagit County, Washington

4. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: October 7, 2005
Recording No.: 200510070011

5. Skagit County Planning & Development Services Findings of Fact - Administrative Special Use PL06-0594 and the terms and conditions thereof

Recording Date: August 2, 2006
Recording No.: 200608250140

6. Title Notification - Waiver of 200 Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resources Lands Pursuant to Skagit County Code 14.16.810

Recording Date: September 8, 2006
Recording No.: 200609080034

7. 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

EXHIBIT "A"Exceptions
(continued)

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."

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