

CTI NCS 220484-NCS

When recorded return to:
Predators of the Heart
4709 Welch Ln
Anacortes, WA 98221

BARGAIN AND SALE DEED

THE GRANTOR(S)

William D. Coleburn, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, bargains, sells, and conveys to

Predators of the Heart, a Washington non-profit corporation

the following described 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.)

Lot(s): B, Short Plat No. PL-06-1121 in NE, 35-35-1E, W.M.

APN/Parcel ID(s): P128398 350135-1-006-0500

Tax Parcel Number(s): P128398, 350135-1-006-0500

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-854
Mar 04 2022
Amount Paid \$6832.61
Skagit County Treasurer
By Lena Thompson Deputy

BARGAIN AND SALE DEED
(continued)

Dated: 3-2-22

William D. Coleburn
William D. Coleburn

State of WASHINGTON
County of ~~SKAGIT~~ Snohomish

I certify that I know or have satisfactory evidence that W. David Coleburn 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: 3.2.2022

Shannon Estrada
Name: Shannon Estrada
Notary Public in and for the State of WA
Residing at: Maple
My appointment expires: 07-07-2024

NOTARY PUBLIC
STATE OF WASHINGTON
SHANNON ESTRADA
License Number 185526
My Commission Expires 07-07-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P128398 / 350135-1-006-0500

Lot B of SKAGIT COUNTY SHORT PLAT NO. PL06-1121 (The Johnson Short plat) as approved March 26, 2009 and recorded March 27, 2009, under Auditor's File No. 200903270122, records of Skagit County, Washington; being a portion of the Northeast Quarter of Section 35, Township 35 North, Range 1 East of the Willamette Meridian.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

EXCEPTIONS

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Underground electric transmission and/or distribution system
Recording Date: May 10, 2004
Recording No.: 200405100214
7. Title Notification, including the terms, covenants and provisions thereof
Recording Date: June 24, 2004
Recording No.: 200406240055
8. Protected Critical Area Site Plan, including the terms, covenants and provisions thereof
Recording Date: June 30, 2004
Recording No.: 200406300061
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Richard K. Johnson and Diana M. Johnson, husband and wife
Purpose: Water line
Recording Date: August 11, 2004
Recording No.: 200408110046
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Richard K. Johnson and Diana M. Johnson, husband and wife
Purpose: Water lines
Recording Date: August 11, 2004
Recording No.: 200408110047
11. Letter from Anacortes Parks and Recreation Department, including the terms, covenants and provisions thereof
Recording Date: August 18, 2004
Recording No.: 200408180096
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Skagit County
Purpose: Protected Critical Area
Recording Date: March 27, 2009
Recording No.: 200903270124

EXHIBIT "B"
Exceptions
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Underground electric transmission and/or distribution system
Recording Date: May 10, 2004
Recording No.: 200405100214
7. Title Notification, including the terms, covenants and provisions thereof
Recording Date: June 24, 2004
Recording No.: 200406240055
8. Protected Critical Area Site Plan, including the terms, covenants and provisions thereof
Recording Date: June 30, 2004
Recording No.: 200406300061
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Granted to: Skagit County
Purpose: Protected Critical Area
Recording Date: March 27, 2009
Recording No.: 200903270124

EXHIBIT "B"
Exceptions
(continued)

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

Granted to: Richard K. Johnson and Diana M. Johnson
Purpose: Setback for fenced enclosure
Recording Date: March 27, 2009
Recording No.: 200903270125

14. 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 Short Plat No. PL-06-1121:

Recording No: 200903270122

15. 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: 201312230054

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

Granted to: Puget Sound Energy, Inc.
Purpose: Underground Electric transmission and/or distribution line
Recording Date: October 19, 2018
Recording No.: 201810190023

17. 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 1/4 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."