

**When recorded return to:**  
Mike Mailliard and Toni Mailliard  
20617 Prairie Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221223

Mar 29 2022

Amount Paid \$14092.60  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Chicago Title Company  
620050894

Escrow No.: 245449177

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Clayton D. Houston and Kerry Houston, 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 Mike Mailliard and Toni Mailliard, a married couple and Johnathan Lee Ibarra and Kayla Michelle Ibarra, 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: **PTN. SW NE 33-36-4**

Tax/Map ID(s): 360433-1-010-0506 360433-1-010-0001

Tax Parcel Number(s): P100957, P50570, 360433-1-010-0506, 360433-1-010-0001

Subject to:

1. 1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Puget Sound Power & Light Company  
Purpose: Electric Transmission and/or distribution line, together with necessary appurtenances  
Recording Date: January 22, 1990  
Recording No.: 9001220037  
Affects: Portion of said premises  
and Re-Recording Date: March 21, 1991  
and Re-Recording No.: 9103210095  
Reason: To correct legal description
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a

**STATUTORY WARRANTY DEED**  
(continued)

document:

In favor of: Puget Sound Power & Light Company

Purpose: Underground electric system, together with necessary appurtenances

Recording Date: February 27, 1980

Recording No.: 8002270015

Affects: Portion of said premises

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

In favor of: Puget Sound Power & Light Company

Purpose: Electric Transmission and/or distribution line, together with necessary appurtenances

Recording Date: June 16, 1945

Recording No.: 381155

Affects: Portion of said premises

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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. 8-75:

Recording No: 200204020030

5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

6. 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

**STATUTORY WARRANTY DEED**  
(continued)

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." 7. City, county or local improvement district assessments, if any.

Dated: March 14, 2022

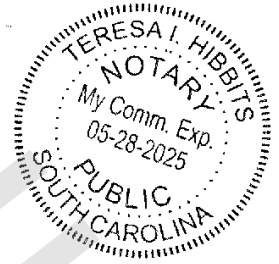
Clayton D. Houston  
Kerry Houston

State of **South Carolina**  
County of **Orangeburg**

I certify that I know or have satisfactory evidence that ~~Clayton D. Houston~~ Kerry Houston 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: 3/22/2022

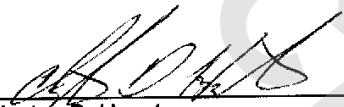
Teresa I. Hibbits  
Name: Teresa I. Hibbits  
Notary Public in and for the State of SC  
Residing at: 1195 St Matthews Rd, Orangeburg, SC 29115  
My appointment expires: 5/28/2025



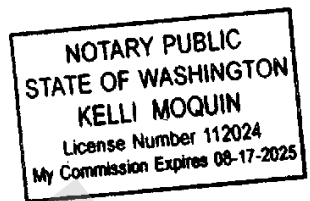
**STATUTORY WARRANTY DEED**  
(continued)

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Dated: March 14, 2022

  
\_\_\_\_\_  
Clayton D. Houston

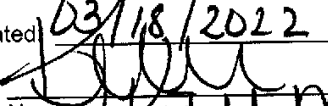
\_\_\_\_\_  
Kerry Houston



State of WASHINGTON  
County of SKAGHT What.com

I certify that I know or have satisfactory evidence that Clayton D. Houston and Kerry Houston 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: 03/18/2022

  
Name: Kelli Moquin  
Notary Public in and for the State of WA  
Residing at: Blaine WA  
My appointment expires: 08/17/2025

**EXHIBIT "A"**  
Legal Description

UNRECORDED

PARCEL A:  
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING WEST OF THE COUNTY ROAD AND EAST OF THE SAMISH RIVER;  
EXCEPT THE NORTH 5 ACRES THEREOF;  
AND EXCEPT THE NORTH 16 FEET OF THE REMAINDER THEREOF;  
AND ALSO EXCEPT THAT PORTION THEREOF LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 259 FEET WEST OF ITS INTERSECTION WITH THE WEST LINE OF THE COUNTY ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO DAVID JOHNSON, ET UX, BY DEED RECORDED SEPTEMBER 24, 1968, UNDER AUDITOR'S FILE NO. 718537, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
THENCE NORTH 89°10'17" WEST ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1,345.01 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;  
THENCE NORTH 0°35'14" EAST ALONG THE WEST LINE OF SAID SUBDIVISION, 329.65 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE;  
THENCE SOUTH 89°10'17" EAST, A DISTANCE OF 1,495.49 FEET, MORE OR LESS, TO THE WEST LINE OF THE COUNTY ROAD AND THE TERMINUS OF SAID LINE.

PARCEL B:  
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 33, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33 AS SHOWN ON THAT SURVEY FILLED IN VOLUME 3 OF SURVEYS, PAGE 32, UNDER AUDITOR'S FILE NO. 8004240024, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
THENCE NORTH 00°35'14" EAST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 329.65 FEET;  
THENCE SOUTH 89°10'17" EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 415.70 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE NORTH 00°35'14" EAST PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 302.10 FEET TO THE NORTH LINE OF SAID SUBDIVISION;  
THENCE SOUTH 89°25'29" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 387 FEET