

When recorded return to:

Alexander Jonathan Neff and Erik William Shearer
9677 Cougar Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221270

Mar 31 2022

Amount Paid \$6805.00
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
620050951

Escrow No.: 245449113

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Briggs and Tara Lynn Briggs, a married couple
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 Alexander Jonathan Neff and Erik William Shearer, 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.)

Tax/Map ID(s): **PTN. TRACT 14, DEITER'S ACREAGE**

Tax Parcel Number(s): P64968/ 38990000140200,

Subject to:

1. 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 the Plat of Deiter's Acreage:
Recording No: 59004
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: George L. Early and Pansy D. Early, husband and wife

Purpose: Ingress and egress

Recording Date: September 17, 1969

Recording No.: 731120

3. Agreement and the terms and conditions thereof:

Recording Date: September 17, 1969

Recording No.: 731120

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

Recording Date: December 11, 1987

Recording No.: 8712110012

Matters shown:

A. Misplaced fence lines in Lot 14;

B. Garage encroachment in Lot 14;

C. There is an apparent discrepancy between the platted North-South lot lines and the occupation lines as evidenced by the existing North-South fences, by the concrete and stone pillars shown hereon, by the location of the joint access road, and by conversations with adjoining owners

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

Granted to: David O. Benson and Pian M. Benson, husband and wife

Purpose: Water line

Recording Date: December 15, 2010

Recording No.: 201012150051

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 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."

STATUTORY WARRANTY DEED

(continued)

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

Dated: March 21, 2022

Richard Briggs
Richard Briggs

Tara Lynn Briggs
Tara Lynn Briggs

State of WASHINGTON
County of YAKIMA

I certify that I know or have satisfactory evidence that Richard Briggs and Tara Lynn Briggs 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: 03/25/2022

ANA BAZADONI
Name: ANA BAZADONI
Notary Public in and for the State of WA
Residing at: YAKIMA
My appointment expires: FEB 20, 2025

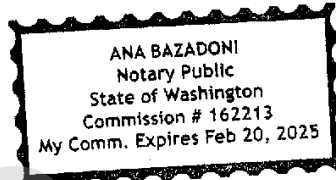


EXHIBIT "A"
Legal Description

THE EAST 150 FEET OF THE SOUTH 75 FEET OF THE NORTH 300 FEET OF TRACT 14, DEITER'S ACREAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 53, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF THAT CERTAIN EASEMENT AS DESCRIBED IN DECREE ENTERED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 88-2-00227-7, SAID EASEMENT BEING 14 FEET 7 INCHES ON EITHER SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWESTERLY CORNER OF TRACT 14, DEITER'S ACREAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 53, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND SHOWN ON SURVEY FILED IN BOOK 7 OF SURVEYS, PAGE 134, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 89°52'00" EAST A DISTANCE OF 1.00 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT 14 TO THE TRUE POINT OF BEGINNING FOR SAID CENTERLINE;
THENCE NORTH 02°21'47" WEST A DISTANCE OF 649.04 FEET TO THE NORTHERLY LINE OF SAID TRACT 14 AND THE TERMINUS OF SAID CENTERLINE, SAID TERMINUS ALSO BEING NORTH 89°36'34" EAST A DISTANCE OF 7.29 FEET FROM THE NORTHWESTERLY CORNER OF SAID TRACT 14.
TOGETHER WITH AN EASEMENT FOR ROADWAY OVER AND ACROSS THE EAST 14 FEET 7 INCHES OF TRACT 15 OF SAID PLAT, AND OVER THE WEST 14 FEET 7 INCHES OF SAID TRACT 14, AS CREATED AND ESTABLISHED BY INSTRUMENT DATED AUGUST 11, 1969, RECORDED SEPTEMBER 17, 1969, UNDER AUDITOR'S FILE NO. 731120, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS MODIFIED BY DECREE ENTERED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 88-2-00227-7, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.