

POOR ORIGINAL

When recorded return to:
Hargevan Singh Gill
25512 Minkler Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20222329
Jun 03 2022
Amount Paid \$24925.00
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
620051337

Escrow No.: 620051337

STATUTORY WARRANTY DEED

THE GRANTOR(S) William R Bingham and Beverly Bingham, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Hargevan Singh Gill, an unmarried man and Harmandeep
Singh Gill, an unmarried man and Simerjit Kaur Gill and Swaran Singh Gill, 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.)

Lot 1, Short Plat No. 23-83 and Ptn SW NE, 20-35-5E, W.M. and Ptn. Lots 2, 3, 6, 7, 15, 16, 17,
20, 21 and 22, Block 1, Praveys Add.

Tax Parcel Number(s): P67900 / 3966-001-022-0008, P67894 / 3966-001-017-0005, P67816 /
3966-001-006-0206, P67809 / 3966-001-003-0001, P67808 /
3966-001-002-0002, P67817 / 3966-001-007-0007, P40055 /
350520-4-004-0305, P40026 / 350520-1-003-0005, P67891 /
3966-001-015-0106, P67892 / 3966-001-016-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Suncel
Dated: May 16, 2022

X William R Bingham
William R Bingham

X Beverly Bingham
Beverly Bingham

State of Washington
County of King

This record was acknowledged before me on June 1, 2022 by
William R Bingham & Beverly Bingham

(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: October 11, 2022

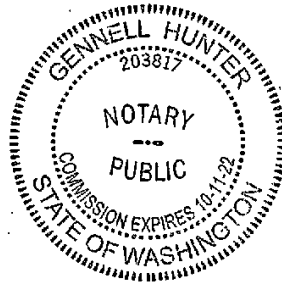


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67900 / 3966-001-022-0008, P67894 / 3966-001-017-0005, P67816 / 3966-001-006-0206, P67809 / 3966-001-003-0001, P67808 / 3966-001-002-0002, P67817 / 3966-001-007-0007, P40055 / 350520-4-004-0305, P40026 / 350520-1-003-0005, P67891 / 3966-001-015-0106 and P67892 / 3966-001-016-0006

PARCEL "A":

The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 20, Township 35 North, Range 5 East, W.M.

ALSO, all of Tracts 16, 21 and 22, and that portion of Tract 15 lying South of the County Road, in Tract No. 1 of PEAVEY'S ACREAGE TRACTS NO. 1 & 2, (Sections 17, 20, 21, 22 and 28, Township 35 North, Range 5 East) Skagit Co., Wash., as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County,

EXCEPT that portion of Tract 16 lying West of the following described line:

Beginning at the Southeast corner of said Tract 20; thence North to a point 100 feet South of the Northeast corner of said Tract 20; thence Northwesterly to a point on the South line of the State Highway which is 37 feet Southwesterly along the South line of said State Highway from a point due North of the East line of said Tract 20 projected North to the South line of the State Highway.

Situated in Skagit County, Washington.

PARCEL "B":

All that portion of an un-named vacated 32 foot road lying between the South line of Tracts 15 and 16 and the North line of Tracts 20, 21, and 22 in Tract No. 1 of PEAVEY'S ACREAGE TRACTS NO. 1 & 2, (Sections 17, 20, 21, 22 and 28, Township 35 North, Range 5 East) Skagit Co., Wash., as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, which has reverted to said tracts by operation of law.

EXCEPT that portion thereof lying Westerly of the following described line:

Beginning at the Southeast corner of said Tract 20; thence North to a point 100 feet South of the Northeast corner of said Tract 20; thence Northwesterly to a point on the South line of the State Highway which is 37 feet Southwesterly along the South line of said State Highway from a point due North of the East line of said Tract 20 projected North to the South line of the State Highway.

ALSO that portion of Tract 20, in Tract No. 1 of PEAVEY'S ACREAGE TRACTS NO. 1 & 2, (Sections 17, 20, 21, 22 and 28, Township 35 North, Range 5 East) Skagit Co., Wash., as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, lying East of the Following described line:

Beginning at the Southeast corner of said Tract 20; thence North to a point 100 feet South of the Northeast corner of said Tract 20; thence Northwesterly to a point on the South line of the State Highway which is 37 feet Southwesterly along the South line of said State Highway from a point due North of the East line of said Tract 20 projected North to the South line of the State Highway.

EXHIBIT "A"
Legal Description
(continued)

Situated in Skagit County, Washington.

PARCEL "C":

That portion of Lot 1 of Skagit County Short Plat No. 23-84 filed for record under Auditor's File No. 8407100024 described as follows:

Beginning at the Northwest corner of the said Lot 1, thence Southerly a distance of 19.4 feet along the West line of the said Lot 1; thence East a distance of 600.74 feet to the Easterly border of the said Lot 1; thence Northerly along the Eastern line of the said Lot 1 a distance of 4.7 feet to the Northeast corner of the said Lot 1; thence Westerly along the North line of the said Lot 1 to the point of beginning.

Situated in Skagit County, Washington.

PARCEL "D":

Lots 2 and 7, the East $\frac{1}{2}$ of Lots 3 and 6 and the East 222.75 feet of Lot 17, Tract 1, PEAVEY'S ACREAGE TRACTS NO. 1 & 2, Sections 17, 20, 21, 22 and 28, Township 35 North, Range 5 E.W.M., as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington; EXCEPT that portion thereof lying within the boundaries of the following described tracts:

1. The West $6 \frac{2}{3}$ rods of said East $\frac{1}{2}$ of lots 3 and 6.
2. Beginning at the Southwest corner of said Lot 7, thence Northeasterly along the Southerly line of said Lot 7, 70 feet; thence Northwesterly to a point on the West line of said Lot 7 that is 212 feet North of the point of beginning; thence South along said West line 212 feet to the point of beginning.
3. Beginning at a point on the South line of said Lot 17 which intersects the West line of the East $13 \frac{1}{2}$ rods, the true point of beginning; thence North along the West line of said East $13 \frac{1}{2}$ rods 500 feet; thence East parallel to the North line of Lot 17, $13 \frac{1}{2}$ rods, more or less, to the East line of Lot 17; thence South along the East line of said Lot 17 to the Southeast corner of said Lot 17; thence Southwesterly along the Southeasterly line of said Lot 17 to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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: Electric transmission and/or distribution line
Recording Date: February 10, 1926
Recording No.: 191427

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

Granted to: Skagit County Municipal corporation and Hansen Creek Sub-Flood
Control Zone
Purpose: drainage ditch
Recording Date: December 22, 1982
Recording No.: 8212220011

3. 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. 23-84:

Recording No: 8407100024

Affects: Parcel C

4. Temporary Construction Easement, including the terms, covenants and provisions thereof

Recording Date: June 19, 2017
Recording No.: 201706190175

5. 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

EXHIBIT "B"**Exceptions
(continued)**

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."

6. The Land has been classified as Farm and agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording No.: 751178
Recording No.: 807072

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

Affects Parcels A and B

7. The Land has been classified as Farm and agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording No.: 829984

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

Affects Parcel D

EXHIBIT "B"

Exceptions
(continued)

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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 18, 2022
between Hargevan Singh Gill and or assigns (Buyer)
Buyer Buyer
and Robert Bingham by Colleen Turyk Beverly Bingham by Mark Headlee (Seller)
Seller Seller
concerning 25512 Minkler Rd Sedro Woolley WA 98284 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

[Signature] 4/18/22
Buyer Date

Authenticator
Colleen Turyk 04/19/22
Seller Date

Buyer Date

Authenticator
Beverly Bingham 04/19/22
Seller Date