

When recorded return to:
Derrick Devries
4020 Apache Rd
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224907

Dec 15 2022

Amount Paid \$7829.00

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

620053073

Escrow No.: 620053073

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary Louise Schneider, 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 Derrick Devries, an unmarried person and Anna Erickson, an unmarried woman

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.)

PTN SW 1/4 SE 1/4 SEC 23-34-3E, W.M.

Tax Parcel Number(s): P22343 / 340323-0-011-0015

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 12, 2022

Mary Louise Schneider
Mary Louise Schneider

State of Washington
County of Skaagit

This record was acknowledged before me on 12-12-2022 by
Mary Louise Schneider.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

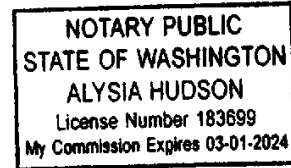


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P22343 / 340323-0-011-0015

PARCEL "A":

THAT PORTION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE COUNTY ROAD KNOWN AS THE OSCAR KAMB ROAD, 405.35 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼;

THENCE NORTH ALONG SAID ROAD 128 FEET;

THENCE SOUTH 89°38' WEST 200 FEET;

THENCE SOUTH 0°25'27" EAST 128 FEET, MORE OR LESS, TO A POINT SOUTH 89°42' WEST OF THE POINT OF BEGINNING;

THENCE NORTH 89°42' EAST 200 FEET TO THE POINT OF BEGINNING.

PARCEL "B":

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT "X" LYING NORTHERLY OF THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THE BELOW DESCRIBED TRACT "Y":

TRACT "X":

THE EAST 220 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF COUNTY ROAD KNOWN AS THE OSCAR KAMB ROAD, 272.26 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼;

THENCE NORTH ALONG SAID ROAD, 261.09 FEET;

THENCE SOUTH 89°38' WEST, 1,474.97 FEET;

THENCE SOUTH 0°25'27" EAST, 260 FEET, MORE OR LESS, TO A POINT SOUTH 89°42' WEST OF THE POINT OF BEGINNING;

THENCE NORTH 89°42' EAST TO THE POINT OF BEGINNING,

EXCEPTING FROM THE ABOVE DESCRIBED "EAST 220 FEET" THE FOLLOWING DESCRIBED TRACT "Y":

TRACT "Y":

BEGINNING AT A POINT ON THE WEST LINE OF COUNTY ROAD KNOWN AS THE OSCAR KAMB ROAD, 405.35 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼;

THENCE NORTH ALONG SAID ROAD 128 FEET;

THENCE SOUTH 89°38' WEST, 200 FEET;

THENCE SOUTH 0°25'27" EAST, 128 FEET, MORE OR LESS, TO A POINT SOUTH 89°42' WEST

EXHIBIT "A"
Legal Description
(continued)

OF THE POINT OF BEGINNING;
THENCE NORTH 89°42' EAST 200 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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."

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.