

202309080082

09/08/2023 03:59 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

**When recorded return to:**  
Samuel Ryan Forrister  
10328 Elliott Road  
Snohomish, WA 98296

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238008  
Sep 08 2023  
Amount Paid \$1925.00  
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

Escrow No.: 620054094

**CHICAGO TITLE**  
620054094

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) **Cole Conrad Karns, an unmarried man**

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Samuel Ryan Forrister, an unmarried person

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 GOVT LT 9, SEC 29-36-11E, W.M.

Tax Parcel Number(s): P51874 / 361129-0-012-0008

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 8/31/23

*Cole Karns*  
Cole Karns

State of OREGON

County of Deschutes

This record was acknowledged before me on 8/31/23 by Cole Karns.

*Joel Mills*  
(Signature of notary public)  
Notary Public in and for the State of OREGON  
My appointment expires: 3/13/27



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P51874 / 361129-0-012-0008**

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THE NORTH 170.91 FEET OF GOVERNMENT LOT 9, AS MEASURED BY A LINE DRAWN PARALLEL WITH AND 170.91 FEET SOUTH OF THE NORTH LINE THEREOF, IN SECTION 29, TOWNSHIP 36 NORTH, RANGE 11 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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.

2. 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."

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