



202404150068

04/15/2024 03:00 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor

When recorded return to:
Andrew J Stalker and Megan Elizabeth Stalker
16619 Otter Pond Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 0256
APR 15 2024

Amount Paid \$ 19,530.00
Skagit Co. Treasurer
By *UT* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620055153

Escrow No.: 620055153

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerald Lanting and Karen Timney, co-Personal Representatives of The Estate of Case Lanting

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Andrew J Stalker and Megan Elizabeth Stalker, 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.)

PTN. GOVT. LT.3 SEC 30-34-5E, W.M.

Tax Parcel Number(s): P30463 / 340530-0-008-0001, P30464 / 340530-0-008-0100, P27842 / 340425-4-001-0206, P136942 / 340425-4-001-1107

Subject to:

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

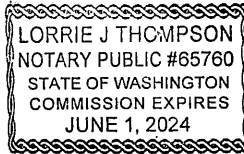
STATUTORY WARRANTY DEED
(continued)

Dated: 4/10/24

The Estate of Case Lanting

BY: [Signature]
Karen Timney
Co-Personal Representative

BY: [Signature]
Gerald Lanting
Co-Personal Representative



State of Washington

County of Skagit

This record was acknowledged before me on April 10, 2024 by Karen Timney as Co-Personal Representative of The Estate of Case Lanting.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

State of Washington

County of Skagit

This record was acknowledged before me on April 11, 2024 by Gerald Lanting, as Co-Personal Representative of The Estate of Case Lanting.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

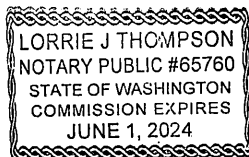


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P30463 / 340530-0-008-0001, P30464 / 340530-0-008-0100, P27842 /
340425-4-001-0206 and P136942 / 340425-4-001-1107

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AND THE SOUTH HALF OF GOVERNMENT LOT 3 AND LOT 4 IN SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25;
THENCE NORTH 89°23'49" WEST ALONG THE SOUTH LINE OF SAID SECTION 83.18 FEET TO THE NORTHEASTERLY MARGIN OF SAID STATE HIGHWAY SR 9;
THENCE NORTH 24°00'41" WEST ALONG SAID HIGHWAY MARGIN 126.54 FEET;
THENCE NORTH 60°25'56" EAST 2500.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 1000.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°25'56" AN ARC DISTANCE OF 356.61 FEET TO A POINT OF TANGENCY;
THENCE NORTH 40°00'00" EAST 42.96 FEET TO THE POINT OF BEGINNING;
THENCE DUE EAST 842.64 FEET;
THENCE DUE NORTH 314.99 FEET TO THE NORTH LINE OF THE SAID SOUTH HALF OF GOVERNMENT LOT 3;
THENCE SOUTH 89°53'48" WEST ALONG SAID LINE 520.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 25;
THENCE NORTH 1°34'50" EAST ALONG SAID LINE 209.27 FEET;
THENCE NORTH 88°25'10" WEST 60.00 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT FROM WHICH THE CENTER BEARS NORTH 88°25'10" WEST 470.00 FEET DISTANT;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°25'10" AN ARC DISTANCE OF 315.16 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 40°00'00" WEST 278.74 FEET;
THENCE SOUTH 42°41'25" EAST 30.25 FEET TO THE POINT OF BEGINNING;
TOGETHER WITH:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25;
THENCE NORTH 89°23'49" WEST ALONG THE SOUTH LINE OF SAID SECTION 83.18 FEET TO THE NORTHEASTERLY MARGIN OF STATE HIGHWAY SR 9;
THENCE NORTH 24°00'41" WEST ALONG SAID HIGHWAY MARGIN 126.54 FEET;
THENCE NORTH 60°25'56" EAST 2418.73 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 60°25'56" EAST 81.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 1000.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°25'56" AN ARC DISTANCE OF 356.61 FEET TO A POINT OF TANGENCY;
THENCE NORTH 40°00'00" EAST 42.96 FEET; THENCE DUE EAST 842.64 FEET;
THENCE DUE SOUTH 300.00 FEET;
THENCE DUE WEST 1213.54 FEET TO THE TRUE POINT OF BEGINNING.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservation contained in deed
Recording Date: January 12, 1899
Recording No.: Volume 36, Page 255
As Follows: All coal and other minerals with right to remove the same
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Duncan McKay
Purpose: Road
Recording Date: July 5, 1910
Recording No.: 80143
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Co.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 22, 1929
Recording No.: 221300
Affects: Portion of said premises
4. 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, together with necessary appurtenances
Recording Date: July 20, 1950
Recording No.: 448564
Affects: Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Co.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 19, 1950
Recording No.: 448498
Affects: Portion of said premises
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Skagit Valley Telephone Company
Purpose: Telephone lines
Recording Date: September 21, 1967
Recording No.: 704645
Affects: Portion of said premises
7. 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, together with necessary appurtenances
Recording Date: February 4, 1969
Recording No.: 722897
Affects: Portion of said premises
8. Reservations and recitals contained in the Deed as set forth below:

EXHIBIT "B"
Exceptions
(continued)

Recording Date: August 8, 1979
Recording No.: 7908080023

Said document provides for, among other things, the following:

This transfer is subject to perpetual easement which exists, and has existed, in favor of David G. McIntyre for the right to use existing well on the subject property and take water from said well as needed, and the right to use any and all roadways on the subject property for ingress and egress to the property owned by David G. McIntyre which is located in Skagit County, Washington, in Section 30, Township 34 North, Range 5 East, W.M.

9. 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, together with necessary appurtenances
Recording Date: January 3, 1980
Recording No.: 8001030005
Affects: Portion of said premises

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Skagit County Short Plat No. 42-81:

Recording No: 8107150007

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

Granted to: Michael L. and Penny D. Schons, Jr.
Purpose: Ingress and egress by way of road
Recording Date: September 16, 1981
Recording No.: 8109160067
Affects: Portion of said premises

12. Grant of Easement and Joint Use Agreement and the terms and conditions thereof

Recording Date: September 16, 1981
Recording No.: 8109160068

13. Agreement to pay 20% of the cost of repair, maintenance and operation of a road and water system located on Tract 2 of Short Plat No. 42-81, as disclosed by Grant of Easement and Joint Agreements, recorded:

Recording Date: September 16, 1981
Recording No.: 8109160067
Recording No.: 8109160068
and

Recording Date: March 18, 1986
Recording No.: 8603180087

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

Purpose: Road and utilities and possible road maintenance
Recording Date: December 10, 1982
Recording No.: 8212100052
Affects: Portion of said premises

15. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

EXHIBIT "B"

Exceptions
(continued)

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 Survey:

Recording No: 8503250034

16. Grant Deed of Conservation Easement and the terms and conditions thereof

Recording Date: August 29, 2002
Recording No.: 200208290133

Said document is a re-recording of Auditor's File No.:

Recording Date: May 4, 2001
Recording No.: 200105040073

17. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands

Recording Date: June 24, 2003
Recording No.: 200306240093

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

Granted to: State of Washington
Purpose: Placing personnel, machinery and equipment on said lands to remove, replace and maintain existing culverts on said lands and on adjacent easements owned by State
Recording Date: November 4, 2004
Recording No.: 200411040046
Affects: Portion of said premises

19. Agricultural Access Easement, including the terms, covenants and provisions thereof

Recording Date: March 23, 2017
Recording No.: 201703230006

20. 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 Boundary Line Adjustment:

Recording No: 202309210052

21. 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.

22. 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

EXHIBIT "B"Exceptions
(continued)

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."

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