

202410020032

10/02/2024 09:15 AM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

When recorded return to:  
Ashley Farnsworth  
717 Shaw Road  
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20242388  
Oct 02 2024  
Amount Paid \$4277.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Chicago Title  
620057203

Escrow No.: 245466023

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Clifford J. Erickson and Frances Ann Erickson, husband and wife

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 Ashley Farnsworth, a married woman as her separate property

the following described real estate, situated in the County of Skagit, State of Washington:

PTN NW 1/4 SW 1/4 1-36-3

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P112856 / 360301-3-004-0200, P112896/360301-3-004-0300

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 10/1/24

[Signature]  
Clifford J. Erickson

[Signature]  
Frances Ann Erickson

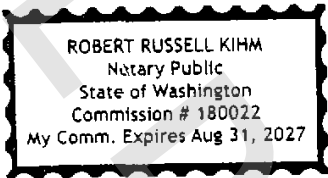
State of WA

County of Whatcom

This record was acknowledged before me on 10/1/24 by Clifford J. Erickson and Frances Ann Erickson.

[Signature]

(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 8/31/27



**EXHIBIT "A"**

Order No.: 245466023

The Land is described as follows:

**For APN/Parcel ID(s): P112856 / 360301-3-004-0200 and P112896 / 360301-3-004-0300**

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THAT PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE, AS DISCLOSED BY  
LOT LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200305220118, RECORDS OF SKAGIT  
COUNTY, WASHINGTON;

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST  
OF THE WILLAMETTE MERIDIAN;

THENCE NORTH 89°48'11" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID  
SECTION 1 FOR A DISTANCE OF 839.39 FEET TO A POINT WITHIN BEAR CREEK AND BEING THE TRUE  
POINT OF BEGINNING;

THENCE SOUTH 42°02'24" EAST FOR A DISTANCE OF 56.17 FEET;

THENCE SOUTH 19°30'47" EAST FOR A DISTANCE OF 162.29 FEET;

THENCE SOUTH 27°24'10" EAST FOR A DISTANCE OF 63.96 FEET;

THENCE SOUTH 14°32'09" WEST FOR A DISTANCE OF 44.66 FEET;

THENCE SOUTH 10°02'24" WEST FOR A DISTANCE OF 53.19 FEET;

THENCE SOUTH 37°33'52" WEST FOR A DISTANCE OF 52.18 FEET;

THENCE NORTH 85°34'41" WEST FOR A DISTANCE OF 18.66 FEET;

THENCE LEAVING SAID BEAR CREEK SOUTH 00°06'46" WEST FOR DISTANCE OF 80.57 FEET TO THE  
SOUTHERLY SIDE OF AN EXISTING PRIVATE ROAD;

THENCE SOUTH 74°12'09" WEST FOR A DISTANCE OF 18.20 FEET;

THENCE SOUTH 55°27'31" WEST FOR A DISTANCE OF 16.30 FEET;

THENCE SOUTH 37°53'07" WEST FOR A DISTANCE OF 57.85 FEET;

THENCE LEAVING SAID PRIVATE ROAD SOUTH 39°15'12" WEST FOR A DISTANCE OF 35.48 FEET TO A  
POINT WITHIN BEAR CREEK;

THENCE SOUTH 44°15'59" EAST FOR A DISTANCE OF 42.58 FEET;

THENCE SOUTH 18°39'08" EAST FOR A DISTANCE OF 30.45 FEET;

THENCE SOUTH 38°51'45" WEST FOR A DISTANCE OF 51.59 FEET TO A POINT ON THE SOUTH LINE OF  
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION  
1, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, BEING THE TERMINUS OF  
THE LOT LINE ADJUSTMENT;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS A 20  
FOOT STRIP IN THE SOUTH HALF OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER  
AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE  
SOUTHWEST QUARTER LYING WESTERLY OF SAID ROAD IN SECTION 1, SAID EASEMENT BEING OVER  
AND ACROSS AN EXISTING ROAD PRESENTLY IN USE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**SPECIAL EXCEPTIONS:**

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: August 3, 1966

Auditor's No(s): 686269, records of Skagit County, Washington

In favor of: Olympic Pipe Line Company

For: Construction of a pipeline

Affects: NW SW, Sec. 1, T36N, R3EWM

Note: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 7, 1980

Auditor's No(s): 8003070004, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: On N2 NW SW, Sec. 1, T36N, R3EWM, as constructed upon and parallel to the private existing road presently in use located on said premises

Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: April 26, 1995

Auditor's No(s): 9504260114, records of Skagit County, Washington

In favor of: William J. Farnsworth

For: Undisclosed

Affects: Over Shaw Road as the same was located across subject property on January 1, 1995

Agreement, including the terms and conditions thereof; entered into;

By: Bloedel Donovan Lumber Mills

And Between: H. M. Marriot

Recorded: June 19, 1943

Auditor's No.: 363261, records of Skagit County, Washington

Providing: Right to bring water from so called Burrell Spring located in NE SW, Sec. 12, T36N, R3EWM

Terms and Conditions of Skagit County Hearing Examiner;  
Application: OST 93 008  
Recorded: November 17, 1994 and July 19, 1995  
Auditor's Nos.: 9411170050 and 9507190003

Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;  
Recorded: July 1, 2003  
Auditor's No(s): 200307010055, records of Skagit County, Washington

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 Farnsworth Lot Line Adjustment:

Recording No: 200305220118

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.

Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.33); Notice of Approval  
Recorded: July 19, 1995  
Auditor's No.: 9507190003, records of Skagit County, Washington  
Classification: Timber Land

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.

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

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."