

When recorded return to:
Michael Rohlf and Rachel Rohlf
31578 East Second Street
Lyman, WA 98263

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4280
Oct 01 2019
Amount Paid \$2703.48
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039946

CHICAGO TITLE
620039946

STATUTORY WARRANTY DEED

THE GRANTOR(S) Right Way LLC

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michael Rohlf and Rachel Rohlf, 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.)

PTNS SW NE, SEC. 17-35-6E, W.M., AND LT 1, BLK E, THE TOWN OF LYMAN, W.T.

Tax Parcel Number(s): P41453 / 350617-0-119-0002, P41353 / 350617-0-038-0000, P74539 /
4131-003-001-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 27, 2019

Right Way LLC

BY: [Signature]
Ed Clark
MemberState of WACounty of SkagitI certify that I know or have satisfactory evidence that Ed Clark

is/~~are~~ the person(s) who appeared before me, and said person acknowledged that (he/~~she~~/~~they~~) signed this instrument, on oath stated that (he/~~she~~/~~they~~) was authorized to execute the instrument and acknowledged it as the Member of Right Way LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9-23rd - 19
30

[Signature]
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2020

Notary Public
State of Washington
Jennifer Brazil
Commission Expires 07/25/2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41453 / 350617-0-119-0002, P41353 / 350617-0-038-0000 and P74539 / 4131-003-001-0007

Parcel A:

That portion of the Southwest quarter of the Northeast quarter of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

BEGINNING at a point 50 feet East of the Northeast corner of Block E, The Town of Lyman, W.T., according to the Plat thereof recorded in Volume 1 of Plats, page 8, records of Skagit County, Washington;
Thence East 150 feet;
Thence South 100 feet;
Thence West 150 feet on a line parallel with the North line of said Block E;
Thence North 100 feet to the Point of Beginning.

Together with the Vacated South 20 feet of Second Street adjacent to the North line thereof, which upon vacation reverted to Said premises by operation of law.

Situate in the County of Skagit, State of Washington.

Parcel B:

Lot 1, Block E, The Town of Lyman, W.T., according to the plat thereof, recorded Volume 1 of Plats, page 8, records of Skagit County, Washington; EXCEPT the South 20 feet thereof.

Situate in the County of Skagit, State of Washington.

Parcel C:

That portion of the Southwest quarter of the Northeast quarter of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

BEGINNING at the Northwest corner of Lot 1, Block E, The Town of Lyman, W.T., according to the plat thereof, recorded Volume 1 of Plats, page 8, records of Skagit County, Washington;
Thence North 20 feet;
Thence East parallel with the North line of said Lot 100 feet;
Thence South parallel with the East line of said Lot 100 feet to the Easterly projection of the North line of the South 20 feet of said Lot 1;
Thence West 50 feet to the Northeast corner of the South 20 feet of said Lot;
Thence North along the East line of said Lot to its Northeast corner;
Thence West 50 feet to the Point of Beginning,

EXCEPT any portion thereof lying within boundaries of existing streets.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"
Legal Description
(continued)

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 the Plat of the Town of Lyman:

Recording No: Volume 1, page 8

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.