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06/06/2023 08:41 AM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor, WA

When recorded return to:
Amin Amirghahremani
2522 Dodd St
Blaine, WA 98230

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236778
Jun 05 2023
Amount Paid \$437.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620054062

Escrow No.: 245456844

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pape Properties, Inc., an Oregon corporation

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 Amin Amirghahremani, 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. G.L. 4, 5-33-4E, W.M.

Tax Parcel Number(s): P128438 / 330405-0-012-0206,

STATUTORY WARRANTY DEED

(continued)

Dated: 6/1/2023

Pape Properties, Inc.

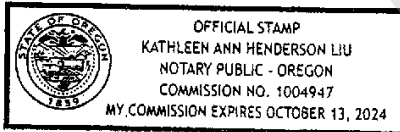
BY: [Signature] PRESIDENT
Mike Pati
PresidentState of OregonCounty of LaneThis record was acknowledged before me on June 1, 2023 by Mike Pati as
President of Pape Properties, Inc..[Signature]
(Signature of notary public)Notary Public in and for the State of OREGONMy appointment expires: 10/13/2024

EXHIBIT "A" Legal Description

The Land is described as follows:

For APN/Parcel ID(s): P128438 / 330405-0-012-0206

That portion of Government Lot 4, Section 5, Township 33 North, Range 4 East of the Willamette Meridian, if any, lying Westerly of the West line of the State Highway right-of-way, as conveyed to the State of Washington by Deed dated February 6, 1953 and recorded April 8, 1953, under Auditor's File No. 486842, records of Skagit County, Washington and lying Southwesterly of the following described line:

BEGINNING at a point opposite Highway Engineer's Station (hereinafter referred to as H.E.S.) SM 10+92.62 and a distance of 29.57 feet Easterly, when measured at right angles and/or radially to the SM Line Survey of SR 5, Johnson Road to Blackburn St.; thence Southeasterly to a point opposite H.E.S. SM 10+94.22 and a distance of 40 feet Easterly therefrom; thence Southeasterly to a point opposite H.E.S. SM 13+00 and a distance of 70 feet Northeasterly therefrom; thence Southeasterly to a point opposite H.E.S. SM P.T. 15+43.51 and a distance of 110 feet Northeasterly therefrom; thence Southeasterly to a point opposite H.E.S. P.O.T. 1+20 and a distance of 100 feet Northwesterly, when Measured at right angles and/or radially to the centerline of said highway, and the terminus of this line;

Subject property has been delineated as "Excess R/W for transfer to Parcel 1-8133" upon Washington State Highway Commission Department of Highways "right of way and Limited Access Fully Controlled Station LR 267+00 to Station P.O.C. 9+02+53" plans Sheet 6 of 23 Sheets dated November 1970 and may be more particularly described as follows:

BEGINNING at a point opposite Highway Engineer's Station (hereinafter referred to as H.E.S.) SM P.O.C. 15+00 and a distance of 125 feet Southwesterly, when measured at right angles and/or radially to the SM Line Survey of SR 5, Johnson Road to Blackburn St.; thence in a Southeasterly direction along a curve to the left having a radius of 625 feet an arc length of 54.39 feet, more or less, to a point opposite H.E.S. SM P.T. 15+43.51 and a distance of 125 feet Southwesterly therefrom; thence South 58° 22' 00" E a distance of 52.89 feet to a point opposite H.E.S. SM P.O.T. 15+96.40 and a distance of 125 feet Southwesterly therefrom; thence South 0° 33' 08" W a distance of 513.73 feet, more or less, to a point opposite H.E.S. LR P.O.C. 277+50 and a distance of 210 feet Northwesterly therefrom, when measured at right angles and/or radially to the LR Line Survey of SR 5, Johnson Road to Blackburn St.; thence South 71° 34' 20" W a distance of 104.51 feet, more or less, to a point opposite H.E.S. F4 P.T. 277+63.77 and a distance of 30 feet Easterly therefrom, when measured at right angles and/or radially to the F4 Line Survey of SR 5, Johnson Road to Blackburn St.; thence North 4° 22' 00" W a distance of 436.23 feet to a point opposite H.E.S. F4 282+00 and a distance of 30 feet Easterly therefrom; thence N 3° 13' 41" E a distance of 151.33 feet, more or less, to a point opposite H.E.S. F4 283+50 and a distance of 50 feet Easterly therefrom, thence N 63° 57' 54" E a distance of 43.13 feet, more or less, to the point of beginning of this property description, and containing 1.582 acres. More or less.

All situate in the County of Skagit, State of Washington.

SPECIAL EXCEPTIONS

Relinquishment of all existing, future, or potential easements for access, light view, and air and of all rights of ingress, egress and regress to, from and between said premises and the highway, (or highways) condemned by proceedings, including the terms, covenants and provisions thereof

Recording Date: March 25, 1995

Recording No.: 515091

Being a re-recording of Recording No. 486842

Notes on the face of an Unrecorded Survey dated December 10, 2003 by Legro and Associates;

A. This ALTA/ACSM Land Title Survey Certification is based upon Washington State Highway Commission Department of Highways, Olympia, Washington; Right of way Construction Plan – SR 5 MP223.95 – South Mount Vernon Way Interchange, Skagit County – Sheet 4 of 21 Sheets dated June 23, 1972

B. Site Address:

Pape Machinery, 420 E Hickox Road, Mount Vernon, WA 98273

C. Zoning Classification:

Parcel "A" (North of Highway Overpass)

City of Mount Vernon Urban Growth Area Zoned:

UGA C-L (Commercial Limited Industrial)

Setbacks:

Front Yard = 25 feet

Side Yard and Rear Yard = None

Building Heights = unrestricted except for building code considerations

Parcel "B" (South of Highway Overpass)

Skagit County Land Use Zone:

AG-NRL (Agricultural – Natural Resource Land)

Setbacks:

Front = 35 foot minimum, 200 foot maximum from public roads

Side = 8 feet adjacent to a property line

Rear = 35 feet

Non-Residential: Front = 35 feet

Side = 15 feet

Rear = 35 feet

Max. Building Height = 30 feet or shall conform to the Skagit County Building Code.

D. The utility locations shown hereon are from field observations where possible and from available utility records of the Cascade Natural Gas Corp. and the Public Utility District No. 1 of Skagit County (Water).

E. Subject property is situated within Zone AO (depth 3) upon Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map (FIRM) Skagit County, Washington (Unincorporated Areas) Panel 425 of 550, Community Panel Number 530151 0425 C Effective Date: January 3, 1985

Pg 4

F. The Finish Floor Elevation of the building, as verified at the East office door, is 10.0 feet NGVD 29 Vertical Datum. The building site elevation prior to construction of the existing commercial building was 7.0 feet, more or less, as acquired from that Property and Topographic Survey for Packard Tractor Company by LeGro and Associates (formerly LeGro & Judy) by survey dated December 17, 1975. Note, that at that time, said elevation 7.0 feet was the top of imported gravel fill. Actual original natural ground elevation, based upon adjacent 75 topographic survey data, suggest that the site elevations in the vicinity of the building may have approximated 5.5 feet NGVD 29 Vertical Datum.

G. "No Buildings" exist upon Parcel "B" of this ALTA/ACSM Land Title Survey Certification Map.

H. Standing water existed at the Northeast (NE) corner of Parcel "B" on the date of this survey. Occasional storm water flow Westerly across state highway. Property onto Parcel "B" from a 12 inch CMP pipe under the 1-5 Southbound on-ramp indicated one source thereof, as evidenced from soil erosion from the pipe outlet toward Parcel "B".

I. The sanitary Waste Facilities (septic and wash-down) annotated upon this survey map have been reproduced from the design records of LeGro & Associates (Formerly LeGro & Judy) dated May 28, 1976 prepared for and submitted by Packard Tractor Co. to Skagit County for building permit. We have no record of actual as-built locations (if any) thereof and they were not verified in the field by this survey.

J. Striped customer and employee parking stalls as annotated upon this survey map total as follows:
Diagonal = 15
Right Angle = 19
Total = 34

K. To the best of my knowledge, this property has NOT been used as a solid waste dump, sump or sanitary landfill EXCEPT as cited by Notes 14 and 15 hereinabove.

L.. This survey has included Parcel "B" hereof, situated South of the highway overpass and West of I-5 based upon the following information:

Request by Chicago Title Insurance Company – Island Division to depict subject property even though it appears ownership may remain with the State of Washington.

Records of the Skagit County Assessor's map depicting Tax Parcel No. P16337 as lying Westerly of 1-5 in said Gov't. Lot 4, Sec. 5, T33N, R4EWM being divided into two parcels with the said same tax number, one North of (Parcel "A") and one South of (Parcel "B") the highway overpass.

Information upon Sheet 6 of 23 of the Washington State Highway Commission Department of Highways SR 5 Right of way and limited Access Map, Johnson Road to Blackburn Street dated November 1970 which implicates intent as follows: Note upon said tract of land in question (Parcel "B") states: EXCESS R/W FOR TRANSFER TO PARCEL 1-8133 which is the states ownership map parcel number for the tract lying North of the highway overpass. (Parcel "A")

Pg 5

Information upon said Sheet 6 of 23 which identifies with L. Rhone property (1-8133) remainder Lot of 1-5 as 8.69 acres (Parcel "A" and Northerly portion. Parcel "B" hereof). TOGETHER with excess R/W of 0.93 acres (Southerly portion of Parcel "B" hereof) which totals 9.62 acres. We calculate 9.43 acres (7.85 acres Parcel "A" + 1.58 acres Parcel "B") as the combined total, which supports by area, in our opinion, the intent to transfer ownership of subject property (Parcel "b") to the remainder of the original property (Parcel "A") held by L. Rhone. And a note upon said Sheet 6 of 23 stating: This plan conforms to the access provisions in the Findings and Order issued by the Highway Commission on August 17, 1970 of which we have no record.

Encroachment of a fence onto the Northeasterly portion of said premises, by an undisclosed distance, as delineated on the face of an unrecorded survey dated December 10, 2003, by Legro and Associates.

Encroachment of shrubs and in asphalt parking lot onto Hickox Road (right-of-way) by an undisclosed distance as delineated on the face of an unrecorded survey dated December 10, 2003, by Legro and Associates

Any matters arising out of questions as to the exact location of the boundaries of said premises due to legal description by area instead of metes and bounds. (or impermanent object)

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."

Pg 6



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.

Pg 7