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09/10/2021 01:46 PM Pages: 1 of 8 Fees: \$210.50
Skagit County Auditor

When recorded return to:

Loren A. Pirkle
Rosebud Acres, LLC
PO Box 1788
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-4100
SEP 10 2021

Amount Paid \$ 35,000.00
Skagit Co. Treasurer
By *[Signature]* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620047731

Escrow No.: 620047731

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric Eugene Weeth and Patty Elizabeth Weeth, as Trustees on behalf of The Weeth Family Trust, dated July 3, 1997

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Rosebud Acres, LLC, A Washington Limited Liability Company

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.)

LT C1, REVISED SHORT PLAT NO. PL00-0301 AND PTN LT "C" OF SHORT PLAT NO. 99-0016;
SE 20-33-4

Tax Parcel Number(s): P116061 / 330420-4-006-0600

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 5, 2021

Eric Eugene Weeth and Patty Elizabeth Weeth, as Trustees on behalf of The Weeth Family Trust,
dated July 3, 1997

BY: Eric Eugene Weeth
Eric Eugene Weeth
Trustee

BY: Patty Elizabeth Weeth
Patty Elizabeth Weeth
Trustee

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Eric Eugene Weeth
and Patty Elizabeth Weeth
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 Trustee of Eric Eugene Weeth and Patty Elizabeth Weeth, as Trustees on
behalf of The Weeth Family Trust, dated to be the free and voluntary act of such party for the uses and
purposes mentioned in the instrument.

Dated: 9/8/2021

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Mapleville Wa
My appointment expires: 10/1/2023

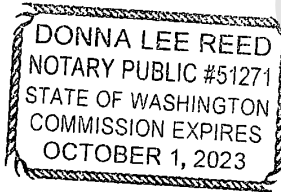


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P116061 / 330420-4-006-0600

LOT C1 OF REVISED SHORT PLAT NO. PL00-0301, RECORDED MARCH 29, 2004, UNDER AUDITORS FILE NO. 200403290214 AND BEING A PORTION OF LOT "C" OF SHORT PLAT NO. 99-0016, APPROVED OCTOBER 28, 1999, RECORDED OCTOBER 28, 1999, AS AUDITOR'S FILE NO. 199910280103, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF LOT 3 OF SHORT PLAT NO. 93-011 IN THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS SNOWDEN LANE AS SHOWN ON THE FACE OF SAID SHORT PLAT NO. 93-011.

ALSO, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THAT PORTION OF LOTS 1 AND 4 OF SAID SHORT PLAT NO.93-011, LYING WESTERLY OF THE WESTERLY LINE OF FRANKLIN ROAD AS SHOWN ON THE FACE OF THE SHORT PLAT NO. 93-011.

ALSO, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS A STRIP OF LAND 50 FEET WIDE, BEING 25 FEET WIDE ON EACH SIDE OF THE CENTERLINE OF THE RAILROAD OF THE ENGLISH LUMBER COMPANY, AS THE SAME HAS HERETOFORE BEEN SURVEYED, STAKED OUT AND ESTABLISHED UPON, OVER AND ACROSS THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 4 EAST, W .M., LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF CEDARDALE ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement for ingress, egress and utilities over and across a 50 foot wide parcel of land formerly owned by English Lumber Company as reserved by document recorded under Auditor's File No. 8408230025.

(Affects easement portion)

2. Provisions as set forth in deed dated July 25, 1902 and recorded August 14, 1902, under Auditor's File No. 41116 in Volume 47 of Deeds, Page 423 through which title to easement portion herein above is claimed as follows:

The second party (English Lumber Company) is to construct three suitable farm crossings at the time of the construction of said road at the points to be designated by the first party (Richard Holyoke et ux) and to construct culverts where needed and especially a culvert where said railroad crosses the old bed of the fisher creek; said railroad to be fenced on each side with posts eight feet apart and four 1" x 6" boards and cattle guards to be constructed where the road enters and leaves said land. It is further expressly agreed that in case said strip of land shall cease to be used for railroad purposes and the said railroad shall be removed therefrom then and in that event said strip of land shall revert to the holder of the adjoining property.

3. Reservations contained in Deed:

Recording Date: August 23, 1984

Recording No.: 8408230025

As Follows:

"The Grantee and Grantor herein agree that no mobile home or modular homes will be permitted at any time on subject property being conveyed or on grantors adjoining property to the East."

"Grantor and Grantee herein agree that the present road way over Georgia Pacific right of way will be maintained on equal basis by all property owners using the road. Grantor shall not share in the costs of road maintenance until such time as their property is built on and they are using the road."

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Washington corporation

Purpose: Underground electric transmission and/or distribution system

Recording Date: September 3, 1993

Recording No.: 9309030060

5. 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,

EXHIBIT "B"Exceptions
(continued)

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 Short Plat No. 93-11:

Recording No: 9310200068

6. 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 Short Plat No. 99-0016:

Recording No: 199910280103

7. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 30, 1993

Recording No.: 9312300010

8. Conditional Agreement Regarding Mound Sewage System Installation and the Terms and Conditions thereof:

Between: Skagit County
And: Mary Coker
Recording Date: August 26, 1993
Recording No.: 9308260073

9. Easement and Road Maintenance Agreement and the Terms and Conditions Thereof:

Between: Norm Coker, et ux
And: Teal Partnership
Recording Date: March 30, 1994
Recording No.: 9403300041

10. Easement and the Terms and Conditions Thereof:

Grantee: Skagit County, a political subdivision of the State of Washington
For: Protected Critical Area Easement Agreement

EXHIBIT "B"

Exceptions
(continued)

Recording Date: October 28, 1999
Recording No.: 199910280104

11. Agreement and the Terms and Conditions Thereof:

Grantors: Mary Coker and Norm Coker
Dated: October 28, 1999
Recording Date: October 28, 1999
Recording No.: 199910280105
Regarding: Maintenance of Snowden Lane

12. Grant of Well Protection Easement:

Recording Date: January 12, 2004
Recording No.: 200401120386

13. 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 Revised Short Plat No. PL 00-0301:

Recording No: 200403290214

14. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 10, 2004
Recording No.: 200406100006

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 10, 2004
Recording No.: 200408100040

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 31, 2013
Recording No.: 201301310110

EXHIBIT "B"Exceptions
(continued)

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Joel and Tami Hylback
Recording Date: August 10, 2004
Recording No.: 200408100039
Affects: Portion of said premises
- and re-recorded in
- Recording Date: February 24, 2005
Recording No.: 200502240126
16. License Agreement for Use and Occupation of Property and the terms and conditions thereof:
- Recording Date: November 4, 2010
Recording No.: 201011040073
17. Acknowledge and Approval Building Plans/ Site Plan and the terms and conditions thereof:
- Recording Date: November 4, 2010
Recording No.: 201011040074
18. Well and Water System Installation Operation and Maintenance Easement and the terms and conditions thereof:
- Recording Date: November 4, 2010
Recording No.: 201011040075
Recording No.: 201011040076
19. Skagit County Planning & Development Services Plat Lot of Record Certification and the terms and conditions thereof:
- Recording Date: February 10, 2011
Recording No.: 201102100059
20. BP11-0052 Accessory Dwelling Unit and the terms and conditions thereof:
- Recording Date: February 18, 2011
Recording No.: 201102160053
21. Notice of On-Site Sewage System Maintenance Agreement Requirements and the terms and conditions thereof:

EXHIBIT "B"Exceptions
(continued)Recording Date: May 25, 2011
Recording No.: 201105250130

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 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.