

When recorded return to:  
Todd Martin Schroeder  
17441 Cimarron Lane  
Bellingham, WA 98229

Filed for record at the request of:



**CHICAGO TITLE**  
COUNTY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4454

Sep 28 2021

Amount Paid \$15570.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**HICAGO TITLE CO.**  
*620048285*

Escrow No.: 245444705

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Martin E. White and Jessica White, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration and as a part of an IRS 1031 tax deferred exchange in hand paid, conveys, and warrants to Todd Martin Schroeder, an unmarried person and Jennifer Lynn Bull, an unmarried person as joint tenants with the right of survivorship and not as tenants in common

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

LOT A, PLAT OF CIMARRON RIDGE, A CONSERVATION AND RESERVE DEVELOPMENT, RECORDED MAY 28, 2002 UNDER AUDITOR'S FILE NO. 200205280187, RECORDS OF SKAGIT COUNTY, WASHINGTON. BEING A PORTION OF LOT 1, SKAGIT COUNTY SHORT PLAT NO. 97-0045 RECORDED JUNE 15, 2000 UNDER AUDITOR'S FILE NO. 200006150094, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P119173, P119188, P119189, 4794-000-001-0000,, 4794-000-001-0100, 4794-000-001-0200

Subject to:

- 1. 1. Protected Critical Area Site Plan and the Terms and Conditions thereof; Recorded: June 18, 1999

**STATUTORY WARRANTY DEED**  
(continued)

Recording No.: 9906180017

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

In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation  
Purpose: Ingress and egress  
Recording Date: June 25, 1999  
Recording No.: 9906250016  
Affects: Portion of said premises

3. Agreement and the terms and conditions thereof:

Executed by: Wayne Fjelstad, Fred Hall, and Public Utilities District No. 1  
Recording Date: June 28, 1999  
Recording No.: 9906280003  
Providing: Placement of a 159,000 gallon storage reservoir and a pump station and appurtenances

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

In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation  
Purpose: Water facilities  
Recording Date: May 5, 1999  
Recording No.: 9905050018  
Affects: Portion of said premises  
The above mentioned Easement is re-recorded to correct the legal description under Recording No. 200005220084.

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

In favor of: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Nonexclusive perpetual easement over, under, along across and through said premises for underground electrical service and related structures  
Recording Date: November 16, 1999  
Recording No.: 199911160004  
Affects: Portion of said premises

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

In favor of: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Nonexclusive perpetual easement over, under, along across and through said premises for underground electrical service and related structures  
Recording Date: January 10, 2000  
Recording No.: 200001100127  
Affects: Portion of said premises

**STATUTORY WARRANTY DEED**

(continued)

7. 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 Short Plat No. 97-0045:  
Recording No: 200006150094

8. 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 15, 2000  
Recording No.: 200006150095

9. 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 15, 2000  
Recording No.: 200006150096  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: July 27, 2000  
Recording No.: 200007270066  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: August 26, 2003  
Recording No.: 200308260135

10. Sewer maintenance Agreement and the terms and conditions thereof:  
Executed by: Thomas, Inc. and Carolyn Hawley  
Recording Date: July 24, 2000  
Recording No.: 200007240099

11. Covenants and Road Maintenance Agreement and the terms and conditions thereof:

**STATUTORY WARRANTY DEED**  
(continued)

Executed by: Gary Lohman and Cimarron West, LLC  
Recording Date: August 10, 2001  
Recording No.: 200108100002

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

In favor of: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Underground electric system, together with necessary appurtenances  
Recording Date: March 19, 2002  
Recording No.: 200203190102  
Affects: Portion of said premises

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 the Plat of Cimarron Ridge:  
Recording No: 200205280187

14. Protected Critical Area Easement Agreement and the terms and conditions thereof:

Executed by: Cimarron West L.L.C., and Skagit County  
Recording Date: May 28, 2002  
Recording No.: 200205280188

15. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: December 30, 2016  
Recording No.: 201612300050

16. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: January 30, 2018  
Recording No.: 201801300070

17. 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

**STATUTORY WARRANTY DEED**  
(continued)

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."

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 16, 2021

The Grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as tenants in common."

Accepted and Approved:





Todd Martin Schroeder



Jennifer Lynn Bull

\_\_\_\_\_  
Martin E. White

\_\_\_\_\_  
Jessica White

**READ AND APPROVED**  
BY:   
BY: 

State of \_\_\_\_\_  
County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Martin E. White and Jessica White are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_,  
My appointment expires: \_\_\_\_\_

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 16, 2021

The Grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as tenants in common."

Accepted and Approved:

\_\_\_\_\_  
Todd Martin Schroeder

\_\_\_\_\_  
Jennifer Lynn Bull

*Martin E. White*  
\_\_\_\_\_  
Martin E. White

*Jessica White*  
\_\_\_\_\_  
Jessica White

State of NORTH CAROLINA  
County of BUNCOMBE

I certify that I ~~know~~ have satisfactory evidence that Martin E. White and Jessica White are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/21/21 *[Signature]*

Name: DAVID TURNER  
Notary Public in and for the State of NC  
Residing at: 2 Williams St Asheville, NC 28803  
My appointment expires: 9/22/22

