

When recorded return to:

Johann Berg and Amber Gidley Berg
25715 Lake Cavanaugh Road
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620050854

Escrow No.: 620050854

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott David Lee Stevens and Deanna Stevens, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Johann Berg and Amber Gidley Berg, 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.)

PTN NE SEC 17-33-5E, W.M., AKA LT C UNREC BLA MAP

Tax Parcel Number(s): P18098 / 330517-1-001-0129

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1088

Mar 18 2022

Amount Paid \$15303.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 17, 2022

[Signature]
Scott David Lee Stevens

[Signature]
Deanna Stevens

State of Washington
County of Skagit

This record was acknowledged before me on 3-17-22 by Scott David Lee Stevens and Deanna Stevens.

[Signature]
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Skagit County
My commission expires: 7-25-2024

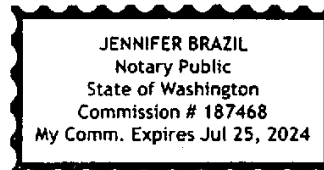


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P18098 / 330517-1-001-0129

THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17;

THENCE SOUTH 0°37'29" WEST, ALONG THE EAST LINE THEREOF, 841.89 FEET;

THENCE NORTH 89°22'15" WEST 730.93 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°22'15" EAST, 730.93 FEET TO THE EAST LINE OF SAID SECTION 17;

THENCE SOUTH 0°37'29" WEST, ALONG THE EAST LINE THEREOF, 556 FEET;

THENCE NORTH 89°22'31" WEST 623.19 FEET;

THENCE SOUTH 37°00'42" WEST 897.66 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LAKE CAVANAUGH ROAD;

THENCE NORTHWESTERLY ALONG SAID LINE, 691.5 FEET TO A POINT WHICH LIES SOUTH 57°02'07" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 57°02'07" EAST, 971.16 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ROAD AND/OR RIGHTS-OF-WAY.

(ALSO KNOWN AS LOT C OF THAT UN-RECORDED BOUNDARY LINE ADJUSTMENT MAP).

ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Protected Critical Area Site Plan and the terms and conditions thereof:
Recording Date: July 13, 2001
Recording No.: 200107130010
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Merrill & Ring, a Washington general partnership and Noretep, a
Washington general partnership
Purpose: Road
Recording Date: January 19, 2001
Recording No.: 200101190062
3. Title Notification - Development Activities In or Adjacent to Designated Natural Resource Lands;
Recording Date: July 5, 2001
Recording No.: 200107050162
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Noretep and Merrill & Ring
Purpose: Road
Recording Date: January 18, 2001
Recording No.: 200101190061
5. Reservations contained in Deed
Recorded: June 21, 1913
Auditor's File No: 97183
6. Railroad right of way including the terms, covenants and provisions thereof;
Recording Date: October 28, 1913
Recording No.: 99016
7. Right of way for pipeline, including the terms, covenants and provisions thereof;
Recording Date: October 14, 1956
Recording No.: 541540
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "B"

Exceptions
(continued)

Granted to: United States of America
Purpose: Transmission line and access road
Recording Date: May 14, 1963
Recording No.: 635859

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Transmission Line
Recording Date: May 1, 1946
Recording No.: 391280

10. Lot of Record Certification including the terms, covenants and provisions thereof:

Recording Date: February 2, 2009
Recording No.: 200902020137

11. Administrative Variance PL09-0048, including the terms, covenants and provisions thereof:

Recording Date: May 14, 2009
Recording No.: 200905140055

12. 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 Survey:

Recording No: 200909210078

13. Drinking Water System Status Report including the terms, covenants and provisions thereof:

Recording Date: July 6, 2012
Recording No.: 201207060126

14. Reservation, and the terms and conditions thereof:

In Favor of: Geo I. Dunlap, Treasurer of Skagit County, WA
Purpose: Reserving all existing road and Railroad Grades, if any
Dated: July 15, 1937
Recording Date: July 19, 1937
Recording No.: 292469

EXHIBIT "B"

Exceptions
(continued)

Affects: NE 1/4 of the NE 1/4 17-33-05

15. Easement, and the terms and conditions thereof:

Grantee: United State of America
Purpose: Erect, maintain, etc. on or more electric power transmission lines, etc.
Area Affected: a strip of land 125 feet in the width running over and accross ptn of subject property
Dated: Jan. 24, 1946
Recording Date: Jan. 30, 1946
Recording No.: 387798
Affects: NE 1/4 of the NE 1/4 17-33-05

16. Easement, and the terms and conditions thereof:

Grantee: United State of America
Purpose: Erect, maintain, etc. on or more electric power transmission lines, etc.
Area Affected: a strip of land 137.5 feet in width, lying on the northeasterly side of and adjoining that certain existing 125 foot strip of and as set forth in paragraph B
Dated: April 22, 1963
Recording Date: April 29, 1963
Recording No.: 635159
Affects: NE 1/4 of the NE 1/4 17-33-05

17. Easement, and the terms and conditions thereof:

Grantee: Puget Sound Power & Light Company
Purpose: Right to enter said premises to operate, maintain, repair, underground electronic transmissions and/or distribution system, together with right to remove brush, trees, and landscaping which may constitute a danger to said lines
Dated: June 8, 1924
Recording Date: Sept. 26, 1924
Recording No.: 177547
Affects: W 1/2 of the NE 1/4 17-33-05

18. Easement, and the terms and conditions thereof:

Grantee: State of Washington, Division of Forestry
Purpose: Construct and maintain a telephone line for forest protection purposes only
Dated: June 4, 1940
Recording Date: July 3, 1940
Recording No.: 327179

EXHIBIT "B"

**Exceptions
(continued)**

Affects: unable to determine exact location of said easement

19. Easement, and the terms and conditions thereof:

Grantee: United States of America and its assigns
Purpose: Transmission line easement
Recording Date: April 5, 1973
Recording No.: 783405
Affects: NE of the NE 17-33-05

20. Reservation Contained in Instrument:

Recording Date: November 6, 1986
Recording No.: 8611060037

Reserving to Seller, its successors and assigns, forever, the full, complete and absolute rights to all oils, gases, coal, fossils, metals and minerals of every name and nature and other hydrocarbon substances, including all geothermal steam and heat in or upon said land or any part hereof, not otherwise previously reserved in instruments of record, with the right of entry upon said land to prospect and explore for and also to take, mine and remove the same, provided said purchaser, its successors and assigns shall be reasonably compensated for all damage done to the surface of said land and the improvements thereon in carrying on any of such operations.

21. Reservation Contained in Instrument:

Executed by: Pope & Talbot, Inc.
Recording Date: November 10, 1986
Recording No.: 8611100061

Reserving to Seller, its successors and assigns, forever, the full, complete and absolute rights to all oils, gases, coal, fossils, metals and minerals of every name and nature and other hydrocarbon substances, including all geothermal steam and heat in or upon said land or any part hereof, not otherwise previously reserved in instruments of record, with the right of entry upon said land to prospect and explore for and also to take, mine and remove the same, provided said purchaser, its successors and assigns shall be reasonably compensated for all damage done to the surface of said land and the improvements thereon in carrying on any of such operations.

22. 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.

EXHIBIT "B"

Exceptions (continued)

23. 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."
24. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
25. City, county or local improvement district assessments, if any.