

When recorded return to:
David W. Weitzel and Kayle Shulenberger
9518 Samish island Rd
Bow, WA 98232

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620051845

Escrow No.: 620051845

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sandra Everlove and Marcus Rempel, 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 David W. Weitzel and Kayle Shulenberger, 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. G.L. 2, 26-36-2E, W.M.

Tax Parcel Number(s): P123400 / 360226-4-004-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222924

Jul 15 2022

Amount Paid \$5685.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 8, 2022

Sandra Everlove
Sandra Everlove
Marcus Rempel
Marcus Rempel

State of Washington
County of King

This record was acknowledged before me on 7/13/22 by Sandra Everlove and Marcus Rempel.

Christina M. Woelz
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 10/19/25

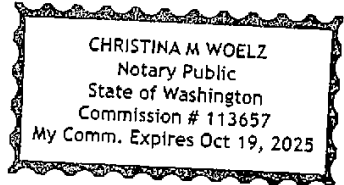


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123400 / 360226-4-004-0100

Parcel "A":

That Portion of Government Lot 2 in Section 26, Township 36 North, Range 2 East, W.M., described as follows:

BEGINNING at the South 1/4 corner of said Section 26; thence South 89° 44' 30" East, along the South line of Section 26, a distance of 667.05 feet to a nail in the black top marking 1/64 corner; thence North 1° 03' 26" East, along the East line of the West 1/2 of Government Lot 2, a distance of 441.61 feet to a point 250 feet Southerly of the Southerly line of the H.R. Roney Road No. 295, and 130 feet Southerly of the Southeast corner of that tract conveyed to Roland Richmond Rueb Jr., by deed recorded May 14, 1980 under Auditor's File No. 8005140004, records of Skagit County, Washington, and the true point of beginning; thence continue North along the East line of the West 1/2 of Government Lot 2, a distance of 100 feet to the Southeast corner of a tract conveyed to David C. Moreland and Eileen K. Smith Moreland, husband and wife, by deed recorded October 22, 1990, under Auditor's File No. 9010220080, records of Skagit County, Washington; thence South 85° 30' 56" West, along said South line of said Moreland tract, a distance of 100.55 feet, more or less, to the Southwest corner of said Moreland tract; thence North 0° 47' 39" East, along the West line of said Moreland tract, a distance of 180.00 feet, more or less, to the centerline of vacated H.R. Roney Road No. 295; thence Westerly, along the centerline of vacated H.R. Roney Road No. 295, a distance of 100.00 feet; thence South 0° 47' 39" West, a distance of 280.00 feet, more or less, to a point South 85° 30' 56" West, of the true point of beginning; thence North 85° 30' 56" East, a distance of 200.55 feet, more or less, to the true point of beginning.

TOGETHER WITH that portion of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M., described as follows:

BEGINNING at the South 1/4 corner of said Section 26; thence South 89° 44' 30" East, for a distance of 666.56 feet (called 662.05 feet in previous description), more or less, to the Southeast corner of the West 1/2 of said Government Lot 2; thence South 1° 03' 44" East, (called North 1° 03' 26" East on previous description) for a distance of 440.76 feet (called 441.61 feet on previous description) to a point 250.00 feet Southerly of the Southerly line of H.R. Roney Road No. 295 and being the Southeast corner of that certain parcel conveyed to Michael T. Johnson and Annette Everlove, husband and wife, by Statutory Warranty deed recorded under Auditor's File No. 200511030023 and being the true point of beginning; thence North 86° 44' 31" West, (called South 85° 30' 56" West, on previous description) along the South line of said Johnson-Everlove parcel for a distance of 198.15 feet (called 200.55 feet on previous description) to the Southwest corner of said Johnson-Everlove parcel; thence South 0° 47' 32" West (called South 0° 47' 39" West on previous description) along the Southerly projection of the West line of said Johnson- Everlove parcel for a distance of 53.55 feet; thence South 88° 56' 16" East for a distance of 197.76 feet, more or less, to the East line of said West 1/2 of Government Lot 2 at a point bearing South 1° 03' 44" West from the true point of beginning; thence North 1° 03' 44" East, along said East line for a distance of 45.96 feet, more or less, to the true point of beginning.

Situated in the County of Skagit, State of Washington

EXHIBIT "A"
Legal Description
(continued)

Parcel "B":

A 20.00 foot wide non-exclusive mutually beneficial easement for ingress, egress, and utilities over, under and across a portion of Government Lot 2, being 10.00 feet left (West and Northwest) and 10.00 feet right (East and Southeast) of the following described centerline:

BEGINNING at the Southeast corner of the West 1/2 of said Government Lot 2; thence North 89° 44' 30" West, along the South line of said Government Lot 2 for a distance of 184.10 feet to the true point of beginning of said centerline;

thence North 17° 09' 01" West, for a distance of 122.77 feet;

thence North 26° 11' 56" West, for a distance of 129.30 feet;

thence North 4° 27' 44" East, for a distance of 54.46 feet;

thence North 36° 54' 52" East, for a distance of 137.77 feet, more or less, to the Southwest corner of the above-described parcel and being the terminus of said centerline.

Except any portion thereof lying within Halloran Road.

Sidelines of the above-described easement are to be lengthened or shortened as necessary to conform with property lines of the subject parcels.

Situated in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: June 21, 1976
Recording No.: 835388
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Samish Farms Water Association
Purpose: Water line
Recording Date: November 3, 1997
Recording No.: 9711030091
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Gordon F. Nelson and Erva Vae Nelson, Blas Cabrera and Joann
Cavrera, Josephine B. Nelson
Purpose: water line
Recording Date: November 3, 1997
Recording No.: 9711030092
4. Covenants, conditions and restrictions but omitting any covenants or restrictions contained in document, 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: October 5, 2004
Recording No.: 200410050085
5. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording No.: 200410050085
Recording No.: 200509210056
6. Covenants, conditions and restrictions but omitting any covenants or restrictions contained in Deed, 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

EXHIBIT "B"

Exceptions
(continued)

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: November 3, 2005
Recording No.: 200511030028

Amended by instrument(s): Amendment of Restrictive Covenants
Recording Date: July 6, 2022
Recording No.: 202207060103

7. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording No.: 202203290033
Recording No.: 202203290034

The easements in this document have been amended by easement recorded under auditor's file number 202207060102

8. 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: 202203310209

9. 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.

EXHIBIT "B"

**Exceptions
(continued)**

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."

10. City, county or local improvement district assessments, if any.