

**When recorded return to:**  
Leslie Sinay  
514 NE 183rd Ct  
Shoreline, WA 98155

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620052015

Escrow No.: 620052015

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Harold R. Schmidtke, Trustee of The Harold Robert Schmidtke Living Trust  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Leslie Sinay, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 78, PLAT OF SAUK RIVER ESTATES, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 8 OF PLATS, PAGES 13 AND 14, 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): P68931 / 3994-000-078-0009,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223158

Aug 02 2022

Amount Paid \$381.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 1, 2022

The Harold Robert Schmidtke Living Trust

BY: Harold R. Schmidtke, -trustee  
Harold R. Schmidtke  
Trustee

State of Washington  
County of Snohomish

This record was acknowledged before me on 8-1-2022 by  
Harold R. Schmidtke

as Trustee of  
the Harold Robert Schmidtke Living Trust

Sharon E. Schoonover  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 9-4-26

**NOTARY PUBLIC**  
**STATE OF WASHINGTON**  
**SHARON E. SCHOONOVER**  
License Number 173976  
My Commission Expires 09-04-2026

**EXHIBIT "A"**  
Exceptions

1. 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 the Plat of Sauk River Estates:

Recording No: 604613

2. 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  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: April 24, 1979  
Recording No.: 7904240044  
Affects: Portion of said premises

3. 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.

4. 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

**EXHIBIT "A"**  
Exceptions  
(continued)

NR Lands."

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