



202210040054

10/04/2022 01:05 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

When recorded return to:

NWC #5 PARTNERSHIP, LLP, a Washington limited liability partnership  
PO Box 73399  
Puyallup, WA 98373

GNW 22-16354

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark A. Mizer, as his separate estate, PO Box 2877, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration as part of a 1031 tax deferred exchange

in hand paid, conveys, and warrants to NWC #5 PARTNERSHIP, LLP, a Washington limited liability partnership

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated legal description: Property 1:  
Section 32, Township 34 North, Range 4 East - Ptn. East 1/2 NW

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P29508, P29509, AND P29333

Dated: 10/3/22

Mark A. Mizer  
Mark A. Mizer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2022 4057  
OCT 04 2022

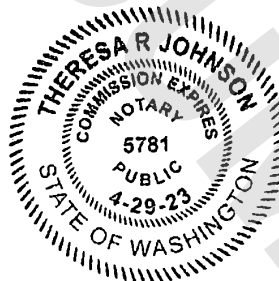
Amount Paid \$ 35,555.00  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 3rd day of October, 2022 by Mark A. Mizer.

[Signature]  
Signature  
Notary  
Title

My commission expires: 4-29-23



Statutory Warranty Deed  
LPB 10-05

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 3122 Cedardale Road, Mount Vernon, WA 98274  
Tax Parcel Number(s): P29508, P29509, AND P29333

Property Description:

PARCEL "A":

The South 200 feet of the West 643.5 feet of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 32, Township 34 North, Range 4 East, W.M.,

EXCEPT those portions conveyed to the State of Washington for highway purposes by deed recorded March 25, 1971 and March 24, 1972, under Auditor's File Nos. 549028 and 765924, respectively,

AND EXCEPT drainage ditch right of way.

PARCEL "B":

The South 200 feet of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 32, Township 34 North, Range 4 East, W.M.,

EXCEPT the West 643.5 feet thereof,

AND EXCEPT that portion lying Easterly of the Westerly line of the Drainage District No. 17 ditch right of way.

PARCEL "C":

The North 138 feet of the East 206 feet of the West 643.5 feet of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 32, Township 34 North, Range 4 East, W.M.

**EXHIBIT B**

22-16354-TJ

1. Reservation contained in an instrument recorded August 16, 1976, under Auditor's File No. 840911, as follows:

"Reserving to seller herein, an option for easement for egress, ingress and utilities, 20 feet in width for the benefit of seller's remaining property described as follows:

The South 200 feet of the Northeast ¼ of the Northwest ¼ of Section 32, Township 34 North, Range 4 East, W.M., EXCEPT the West 643.5 feet thereof.

Situate in the County of Skagit, State of Washington.

The location of said easement to be mutually agreed on by seller and purchaser at time of exercise of said option for easement by seller."

2. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington: Recorded: February 27, 1957 and March 24, 1972 Auditor's No.: 549028 and 765924

3. OPTION FOR AN EASEMENT, INCLUDING TERMS AND PROVISIONS THEREIN, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS RESERVED IN INSTRUMENT HEREIN SET FORTH:

For: Egress, ingress and utilities

Reserved By: Maude E. Day

Instrument: Recorded May 25, 1982, under Auditor's File No. 8205250020

Affects: 20 feet in width, the location of said easement to be mutually agreed on by seller and purchaser at time of exercise of said option for easement by seller.

4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation

Recorded: May 29, 1979

Auditor's No. 7905290005

Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system

Area Affected: The South 10 feet of the West 425 feet of Parcel "A"

5. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey

Recorded: August 15, 1990

Auditor's No.: 9008150038

6. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: May 13, 1982

Auditor's No.: 8205130013

Regarding: Conditional Use Permit

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance.

Statutory Warranty Deed

LPB 10-05

If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

7. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey Recorded:

February 11, 2014

Auditor's No.: 201402110061

8. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey

Recorded: January 9, 2019

Auditor's No.: 201901090077