

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237396

Jul 25 2023

Amount Paid \$14065.40  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 23-17596

When recorded return to:

James Ogle and Laura Ogle  
24017 Trinity Lane  
Sedro-Woolley, WA 98284

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Gretchen A. Lee, as her separate estate, 2404 Victor Street, Bellingham, WA 98225,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to James Ogle and Laura Ogle, a married couple

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 6, Township 35 North, Range 5 East, SE SW (aka Lot 1 SP PL04-0308)

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): P38517

Dated: July 21, 2023

Gretchen A. Lee  
Gretchen A. Lee

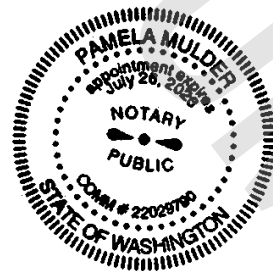
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 21 day of July, 2023 by Gretchen A. Lee.

Pamela Mulder  
Signature

Notary  
Title

My commission expires: 07/26/2026



Statutory Warranty Deed  
LPB 10-05

Order No.: 23-17596-KH

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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 24017 Trinity Lane, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P38517

**Property Description:**

Lot 1 of Skagit County Short Plat No. PL04-0308, as approved December 3, 2004, and recorded December 3, 2004 under Auditor's File No. 200412030118, records of Skagit County, Washington; being a portion of the Southeast quarter of the Southwest quarter of Section 6, Township 35 North, Range 5 East of the Willamette Meridian. Situated in Skagit County, Washington.

Statutory Warranty Deed  
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**EXHIBIT B**

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10. **EXCEPTIONS AND RESERVATIONS AS CONTAINED IN DEED:**  
Recorded: July 6, 1907  
Auditor's No.: 63009  
As Follows:  
Excepting, however, from the operation of this deed, its successors and assigns all mineral and mineral oils in, or under any of said lands, whether said mineral or mineral oils are now known, or shall hereafter be discovered without, however, any right of the party of the first part, its successors or assigns in, to or upon the surface of any of the said lands
11. **EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**  
Grantee: The Pacific Pipeline Corporation, a Delaware Corporation  
Recorded: September 14, 1956  
Auditor's No. 541514  
Purpose: Construct, maintain, etc. a pipeline  
Area Affected: 75 foot strip, the exact location of which is not disclosed on the record
12. **EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**  
Grantee: El Paso Natural Gas Company  
Recorded: December 13, 1965  
Auditor's No. 675911  
Purpose: Right to locate, construct, maintain, etc., with the right of ingress and egress to and from a cathodic protection station, also the right to construct driveways, utility lines and drain tile lines across the right-of-way herein granted  
Area Affected: Exact location not disclosed on the record
13. **EASEMENT AND PROVISIONS THEREIN:**  
Grantee: Puget Sound Power & Light Company  
Recorded: July 26, 2004  
Auditor's No.: 200407260156  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
14. **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: Short Plat/C.A.R.D. No. PL04-0308  
Recorded: December 3, 2004  
Auditor's No.: 200412030118
15. **EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**  
Grantee: Skagit County  
Recorded: December 3, 2004  
Auditor's No. 200412030119  
Purpose: Protected Critical Area  
Area Affected: Various portions of said short plat
16. **DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:**  
Recorded: December 3, 2004  
Auditor's No.: 200412030120

Statutory Warranty Deed  
LPB 10-05

Affects: Said premises and other property

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

Recorded: September 15, 2005

Auditor's No.: 200509150003

Regarding: Order on Special Use Permit SU 05 0221

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. 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.

**18. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Ron and Renee Kitchner, Ray and Dolly Tompkins

And: Joseph and Nancy Orr

Recorded: December 19, 2005

Auditor's No.: 200512190181

Regarding: Property Line Agreement

Affects: Said premises and other property

**19. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Recorded: April 7, 2008

Auditor's No.: 200804070095

Above covenants, conditions and restrictions were amended and recorded June 10, 2019 as Auditor's File No. 201906100170.

**20. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.**

Recorded: January 12, 2010

Auditor's No.: 201001120056

Affects: Said premises

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

Recorded: August 19, 2010

Auditor's No.: 201008190056

Regarding: Order on Special Use Permit SU 10-0005

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. 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.

**22. 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 16, 2021

Auditor's No.: 202108160115

Statutory Warranty Deed  
LPB 10-05

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