

When recorded return to:
Catherine Lynch
26544 Old Day Creek Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20239202
Dec 29 2023
Amount Paid \$13300.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054269

CHICAGO TITLE
620054269

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary Wickman and Catherine Wickman, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Catherine Lynch, an unmarried woman

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.)

PARCEL A: TRACT 2, SP NO. 38-76


PARCEL B: LT 1, SP NO. 91-08, BEING PTN SW 1/4 SE 1/4 SE 1/4 SE 1/4 33-35-5E, W.M.


Tax Parcel Number(s): P30011 / 340504-0-003-0206, P40624 / 350533-4-008-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: December 26, 2023

Gary Wickman

Catherine WickmanState of WashingtonCounty of SkagitThis record was acknowledged before me on 12-26-2023 by Gary Wickman and Catherine Wickman.

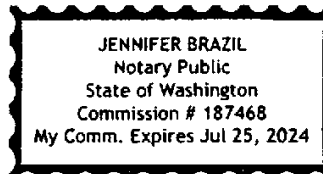
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P30011 / 340504-0-003-0206 and P40624 / 350533-4-008-0009

PARCEL A:

TRACT 2, SHORT PLAT NO. 38-76, AUGUST 17, 1976, AND RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 161, UNDER AUDITOR'S FILE NO. 841126, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

LOT 1, SKAGIT COUNTY SHORT PLAT NO. 91-08, APPROVED APRIL 9, 1991, AND RECORDED APRIL 11, 1991, IN VOLUME 9 OF SHORT PLATS, PAGE 346, UNDER AUDITOR'S FILE NO. 9104110050, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THAT CERTAIN 60 FOOT PRIVATE ROAD DESIGNATED AS KRETZ LANE ON THE FACE OF SHORT PLAT NO. 91-08, APPROVED APRIL 9, 1991, AND RECORDED APRIL 11, 1991, IN VOLUME 9 OF SHORT PLATS, PAGE 346, UNDER AUDITOR'S FILE NO. 9104110050, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE 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:	State Division of Forestry
Purpose:	road
Recording Date:	March 20, 1937
Recording No.:	288252
Affects:	Parcel A

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

Purpose:	pipeline
Recording Date:	June 23, 1970
Recording No.:	885668
Affects:	Parcel A

3. 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 Short Plat:

Recording No: 1-161

4. 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 Short Plat:

Recording No: 9-346

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

Granted to:	Skagit Valley Lumber Co., a Corporation
Purpose:	Pipelines
Recording Date:	April 21, 1928
Recording No.:	212600
Affects:	Parcel B

EXHIBIT "B"

Exceptions
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Clear Lake Water Corporation
Purpose: Pipe line or conduits
Recording Date: April 27, 1940
Recording No.: Volume 180 of Deeds, page 390
Affects: Parcel B
7. Record of Reforestation Requirements and the terms and conditions thereof:
- Recording Date: November 8, 1979
Recording No.: 7911080007
Affects: Parcel B
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Becky J. Coulter and Mark W. Coulter, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: July 1, 1991
Recording No.: 9107010123
Affects: Parcel B
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution system
Recording Date: August 15, 1991
Recording No.: 91081500128
Affects: Parcel B
10. City, county or local improvement district assessments, if any.
11. 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

EXHIBIT "B"Exceptions
(continued)

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."