

202401250024

01/25/2024 01:17 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:
Mark Friedl and Juliet Friedl
6218 167th Ave SE
Bellevue, WA 98006

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249418

Jan 25 2024

Amount Paid \$26116.00
Skagit County Treasurer
By Candi Newcombe Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055526

CHICAGO TITLE

620055526

STATUTORY WARRANTY DEED

THE GRANTOR(S) Chuck Robert Haigh and Shannon Elizabeth Haigh, 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 Mark Friedl and Juliet Friedl, husband and wife

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 OF TRACTS 14 AND 41, PLAT 1, SULPHUR SPRING LAKE TRACTS

Tax Parcel Number(s): P69858 / 4024-000-041-0104, P69834 / 4024-000-014-0107

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 5, 2024

Chuck Robert Haigh
Chuck Robert Haigh
Shannon Elizabeth Haigh
Shannon Elizabeth Haigh

State of Washington
County of SKAGIT
This record was acknowledged before me on 1/5/2024 by Charles Haigh and Shannon Haigh.

Jamie Hart
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 09-07-26

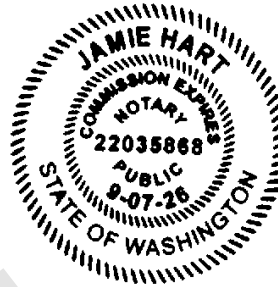


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P69858 / 4024-000-041-0104 and P69834 / 4024-000-014-0107

THE SOUTH HALF OF TRACTS 14 AND 41, PLAT 1, SULPHUR SPRING LAKE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF AN UNNAMED STREET LYING SOUTHERLY OF TRACT 41 VACATED ON MARCH 9, 1959 UNDER COMMISSIONERS FILE NO. 10173 WHICH WOULD ATTACH BY OPERATION OF LAW;

ALSO TOGETHER WITH THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY, COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY RUNNING NORTHERLY AND SOUTHERLY THROUGH GOVERNMENT LOT 9 OF SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; WHICH LIES WEST OF THE CENTERLINE OF SAID RIGHT OF WAY AND BETWEEN THE EASTERLY EXTENSIONS OF BOTH THE NORTH AND SOUTH LINES OF THE SOUTH HALF OF LOT 14, SULPHUR SPRING LAKE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND ALSO TOGETHER WITH THAT PORTION CONVEYED BY BJORN NYMARK AND NORMA NYMARK, HUSBAND AND WIFE, TO DANNY ALLEN BAIRD AND PAMELA MORRIS BAIRD, HUSBAND AND WIFE BY QUIT CLAIM DEED RECORDED MARCH 5, 1998, UNDER AUDITOR'S FILE NO. 9803050066, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE VACATED SOUTH 15 FEET OF STREET ADJOINING THE NORTH SIDE OF TRACT 40, PLAT 1 SULPHUR SPRING LAKE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SULPHUR SPRINGS ROAD WITH THE CENTERLINE OF THE VACATED STREET ADJOINING THE NORTH SIDE OF TRACT 40 OF SAID PLAT;

THENCE NORTH 89°13'18" WEST ALONG THE CENTERLINE OF SAID VACATED STREET, A DISTANCE OF 30.04 FEET TO THE INITIAL POINT OF THIS LINE DESCRIPTION;

THENCE SOUTH 79°16'10" WEST, TO THE WEST LINE OF SAID PLAT AND THE TERMINAL POINT OF THIS LINE DESCRIPTION;

EXCEPT THEREFROM THAT PORTION CONVEYED BY DANNY ALLEN BAIRD AND PAMELA MORRIS BAIRD, HUSBAND AND WIFE, TO BJORN NYMARK AND NORMA NYMARK, HUSBAND AND WIFE, BY QUIT CLAIM DEED RECORDED MARCH 5, 1998, UNDER AUDITOR'S FILE NO.

EXHIBIT "A"
Legal Description
(continued)

9803050065, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE VACATED STREET ADJOINING THE NORTH SIDE OF TRACT 40, PLAT 1 SULPHUR SPRING LAKE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SULPHUR SPRINGS ROAD WITH THE CENTERLINE OF THE VACATED STREET ADJOINING THE NORTH SIDE OF TRACT 40 OF SAID PLAT;

THENCE NORTH 89°13'18" WEST ALONG THE CENTERLINE OF SAID VACATED STREET, A DISTANCE OF 30.04 FEET;

THENCE NORTH 79°16'10" EAST, A DISTANCE OF 29.17 FEET TO A POINT ON THE WEST LINE OF SULPHUR SPRINGS ROAD WHICH IS 6 FEET NORTHERLY OF THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,879.89 FEET, THROUGH A CENTRAL ANGLE OF 00°07'10" AND AN ARC DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Sulphur Spring Lake Tracts:

Recording No: 245862

2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Union Lumber Company

Recording Date: June 21, 1913

Recording No.: 97183

Note: No determination has been made regarding the current ownership of said reserved rights.

3. Right to overflow and inundate the Shore lands of Big Lake, as granted to Day Lumber Company by the State of Washington, under application no. 12096, disclosed by the deed from the State of Washington under which the shore lands are claimed, recorded in Volume 178 of deeds, page 219, records of Skagit County, Washington.

4. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington

Recording No.: 318457

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

5. Sewer Service Variance Request, and the terms and conditions thereof:

Recording Date: September 23, 1980

Recording No.: 8009230060

EXHIBIT "B"

Exceptions
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Skagit County Sewer District No. 2
Purpose: Sewage pump station
Recording Date: September 23, 1980
Recording No.: 8009230059
Affects: as described in said instrument
7. Side Sewer Easement
- Recording Date: September 23, 1980
Recording No.: 8009230058
Width: 6 feet
Affects: An undisclosed portion of said Land along the line as constructed
- Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said side sewer by the common users.
8. Public or private easements, if any, over vacated streets.
9. Skagit County Planning and Development Services Findings of Fact, and the terms and conditions thereof:
- Recording Date: June 29, 2007
Recording No.: 200706290212
10. Protected Critical Area Site Plan, and the terms and conditions thereof:
- Recording Date: December 3, 2007
Recording No.: 200712030008
11. 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.
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. 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

EXHIBIT "B"

Exceptions
(continued)

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 NR Lands."

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