

202403270028

03/27/2024 10:44 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Eric Gustafson
14943 Rustic Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240010
Mar 27 2024
Amount Paid \$3285.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620055930

Escrow No.: 620055930

STATUTORY WARRANTY DEED

THE GRANTOR(S) RESI LTD, a Limited Partnership

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Eric Gustafson, an unmarried man

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.)

LTS 43, 44 & 45 "PLAT OF SAUK RIVER ESTATES"

Tax Parcel Number(s): P68896 / 3994-000-044-0000, P68897 / 3994-000-045-0009

Subject to:

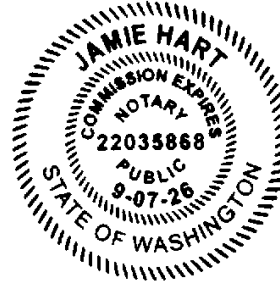
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: 03-21-2024

RESI LTD

BY: [Signature]
Brandon Rines
President



State of Washington
County of Skagit

This record was acknowledged before me on March 21st 2024 by Brandon Rines as President of RESI LTD,.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 9-07-26

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68896 / 3994-000-044-0000 and P68897 / 3994-000-045-0009

LOTS 43, 44 AND 45 "PLAT OF SAUK RIVER ESTATES", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 13 AND 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 Sauk River Estates:

Recording No: 604613

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: May 8, 1979
Recording No.: 7905080024
Affects: Said premises

3. Skagit County Planning & Development Services Plat of Lot of Records Certification and the terms and conditions thereof:

Recording Date: January 15, 2008
Recording No.: 200801150011
Affects: Lots 43 & 44

4. Skagit County Planning & Development Services Plat of Lot of Records Certification and the terms and conditions thereof:

Recording Date: January 15, 2008
Recording No.: 200801150012
Affects: Lot 45

5. 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.

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "B"Exceptions
(continued)

"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 NR Lands."

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