

When recorded return to:
Michael Wiebe and Joanna Wiebe
6839 Baker Ridge Drive
Lynden, WA 98264

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241169
Jul 01 2024
Amount Paid \$25137.00
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
620056396

Escrow No.: 620056396

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard L. Kaethler and Judy Kaethler, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Michael Wiebe and Joanna Wiebe, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOTS 145 AND 146, BLOCK 1, LAKE CAVANAUGH SUBDIVISION NO. 3,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE(S) 25
THROUGH 31, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P66920 / 3939-001-146-0003, P66919 / 3939-001-145-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 26, 2024

[Signature]
Richard L. Kaethler

[Signature]
Judy Kaethler

State of Washington

County of King

This record was acknowledged before me on June 26, 2024 by Richard L. Kaethler and Judy Kaethler.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027



EXHIBIT "A"
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:	Construct and maintain a road for forest protection purposes
Recording Date:	March 30, 1937
Recording No.:	288226
Affects:	Location undeterminable

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

Granted to:	State Division of Forestry
Purpose:	Construct and maintain a road for forest protection purposes
Recording Date:	October 17, 1938
Recording No.:	306699
Affects:	Location undeterminable

3. Rights of Bald Mountain Mill Company, a corporation to remove cedar timber from Sections 22 and 23, as disclosed by that certain supplemental agreement dated July 30, 1941 and recorded June 1, 1945 under Recording No. 380724.

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 the Plat of Lake Cavanaugh Subdivision Division No. 3:

Recording No: 420716

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

Granted to:	Arthur D. Rovik et al
Purpose:	Driveway
Recording Date:	April 5, 1983
Recording No.:	8304050037
Affects:	Said premises and other properties

Said easement contains, among other things, provisions for maintenance by the common users.

6. Skagit County Conditional Agreement - Alternative Sewage System Installations and the terms and conditions thereof

EXHIBIT "A"
Exceptions
(continued)

Recording Date: May 28, 1992
Recording No.: 9205280123

7. Findings of Fact - Entry of Order No. SHL 92 032 and the terms and conditions thereof:

Recording Date: February 10, 1993
Recording No.: 9302100020

8. 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 Survey:

Recording No: 9302090038

9. Reciprocal easement, for the purpose(s) shown below and rights incidental thereto as created by the following document:

Document: Reciprocal Easement for Shared Driveway
Executed by: Johannes "Hans" Gawenda and William E. Sikora & Paulette A. Sikora
Purpose: Ingress, egress and utilities
Recording Date: August 27, 2014
Recording No.: 201408270032
Affects: Said premises and other property

10. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: March 15, 2017
Recording No.: 201703150009
Matters shown: Concrete wall encroachment from Lot 144

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.

EXHIBIT "A"
Exceptions
(continued)

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 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.

15. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 4th, 2024
between Michael Wiebe Joanna Wiebe ("Buyer")
Buyer Buyer
and Richard Kaethler Judy Kaethler ("Seller")
Seller Seller
concerning 33548 Cliff Road Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that 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 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticated
Michael Wiebe 06/04/24
Buyer Date
Authenticated
Joanna Wiebe 06/04/24
Buyer Date

Authenticated
Judy Kaethler 05/10/2024
Seller Date
Authenticated
Richard L. Kaethler 05/14/2024
Seller Date