Skagit County Auditor, WA

Filed for record at the request of And return to:

Kathryn L. Ludwick 11005 Main Street Bellevue, WA 98004

Real Estate Excise Tax Exempt Skagit County Treasurer By <u>Lena Thompson</u> Affidavit No. <u>20241205</u> Date <u>07/03/2024</u>

LIMITED WARRANTY DEED

GRANTOR(S): CHERYL D. RODEWALD, both as surviving spouse of

THOMAS W. RODEWALD and in her Individual capacity;

GRANTEE(S): RODEWALD LIVING TRUST dated June 27, 2024, CHERYL

D. RODEWALD as Trustee:

LEGAL DESCRIPTION:

(abbreviated)

BIG FIR NORTH PUD - PHASE 2, LOT 14, ACRES 0.13,

RECORDED UNDER AF#200707250053, BEING A PORTION OF SW 1/4 OF THE NW 1/4 OF SECTION 28.

TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
RECORDED UNDER AF#200707250053, BEING A
PORTION OF SW 1/4 OF THE NW 1/4 OF SECTION 28,

TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TAX PARCEL #:

P126504

XrefID:

4936-000-014-0000

The Grantor, CHERYL D. RODEWALD, both as surviving spouse of THOAMS W. RODEWALD and in her Individual capacity, for and in consideration of establishing a living trust, does hereby *convey and warrant* to the RODEWALD LIVING TRUST dated June 27, 2024, CHERYL D. RODEWALD as Trustee, Grantor's entire interest and any interest Grantor may hereafter acquire in the following described real property in the County of Skagit, State of Washington:

Lot 14, BIG FIR NORTH P.U.D. Phase 2, according to the plat thereof recorded July 25, 2007, under Auditor's File No. 200707250053, records of Skagit County, Washington.

Situated in Skagit County, Washington.

LIMITED WARRANTY DEED

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Commonly known as: 2245 Balsam Lane, Mount Vernon, WA 98274.

The liability and obligations of Grantor to Grantee and Trustee and their successors under the warranties contained herein shall be limited to the amount, nature, and terms of any title insurance coverage available to Grantor under any title insurance policy. Grantor shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy.

DATED this 27th day of June 2024.

GRANTOR:

CHERYL D. RODEWALD,

As surviving spouse of Thomas W. Rodewald,

And in her Individual capacity

STATE OF WASHINGTON

ss.

COUNTY OF KING

I certify that I know or have satisfactory evidence that CHERYL D. RODEWALD is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in this instrument.

IN WITNESS WHEREOF I have hereunto set my hand and official seal this 27th day of June 2024.

Notary Public
State of Washington
KATHRYN L LUDWICK
LICENSE # 189084
MY COMMISSION EXPIRES
DECEMBER 9, 2024

Print Name: KATHRYN L LUDWICK

Notary Public in and for the State of: WASHINGTON

Residing at: Woodinville, WA

My Commission Expires: 12/09/2024

LIMITED WARRANTY DEED

EXHIBIT "A"

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.