

**When recorded return to:**  
Donald E Hundahl and Carol R Hundahl  
18429 West Big Lake Boulevard  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20242559  
Oct 15 2024  
Amount Paid \$21132.00  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620057128

Escrow No.: 620057128

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael J. Gubrud and Victorian L. Gubrud, 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 Donald E Hundahl and Carol R Hundahl, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 62, BIG LAKE WATER FRONT TRACTS, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY,  
WASHINGTON;

EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY ROAD PURPOSES BY  
DEED RECORDED UNDER AUDITOR'S FILE NO. 404834, 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): P62056 / 3862-000-062-0006

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

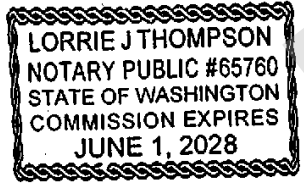
Dated: 10/8/2024

*Michael J. Gubrud*  
Michael J. Gubrud  
*Victorian L. Gubrud*  
Victorian L. Gubrud

State of Washington  
County of SKAGIT

This record was acknowledged before me on October 8, 2024 by Michael J. Gubrud and Victorian L. Gubrud.

*Lorrie J Thompson*  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



**EXHIBIT "A"**  
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 Big Lake Water Front Tracts:

Recording No: 95061

2. Right granted to Day Lumber Company to overflow the shores of Big Lake under order of the Department of Public Lands, filed for record in Volume 133 of Deeds, page 12,  
Dated: April 7, 1924  
Auditor's No.: 713578, records of Skagit County, Washington

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 Survey:

Recording No: 8512030019

4. 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: Ingress an egress to a pump station site together with necessary appurtenances  
Recording Date: September 19, 1986  
Recording No.: 8609190030  
Affects: Portion of said premises

5. Findings of Fact Entry of Order No. VAR 95 007 including the terms, covenants and provisions thereof

Recording Date: April 5, 1995  
Recording No.: 9504050035

6. 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.

**EXHIBIT "A"**Exceptions  
(continued)

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:

"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.



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 September 08, 2024

between Donald Hundahl Carol R Hundahl ("Buyer")  
Buyer Buyer  
and Michael J Gubrud Victorian L Gubrud ("Seller")  
Seller Seller  
concerning 18429 W Big Lake Boulevard 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.

Authenticator  
Carol R. Hundahl 09/08/2024  
Buyer Date

Authenticator  
Michael J Gubrud 09/09/24  
Seller Date

Authenticator  
Donald Hundahl 09/08/2024  
Buyer Date

Authenticator  
Victorian L Gubrud 09/09/24  
Seller Date