

202410290207

10/29/2024 02:57 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Peter Hedman and Heather Hedman
10583 Samish Island Road
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242740
Oct 29 2024
Amount Paid \$16682.00
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

Escrow No.: 620056841

CHICAGO TITLE
620056841

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald Diehl as Personal Representative of the Estate of Robert Diehl.
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Peter Hedman and Heather Hedman, a married couple

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.)

LT(S) C AND PTN. D, SHORT PLAT NO. 15-73 IN N ¼ E, 35-36-2E, W.M.

Tax Parcel Number(s): P109859 / 360235-1-015-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10/25/2024

Estate of Robert Diehl

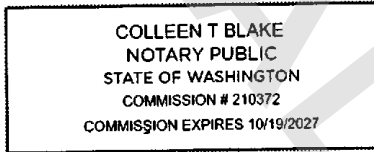
BY: Ronald Diehl
Ronald Diehl
Personal Representative

State of Washington
County of Snohomish

This record was acknowledged before me by means of communication technology
on 10/25/2024 by Ronald Diehl as Personal Representative of the Estate of Robert Diehl.

(electronic official
stamp)

Colleen Blake
Notary Public
My commission expires: 10/19/2027



Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P109859 / 360235-1-015-0000

TRACT C AND PORTION OF TRACT D, UNRECORDED SHORT PLAT NO. 15-73, APPROVED MAY 11, 1973, RECORDS OF SKAGIT COUNTY, WASHINGTON. MORE FULLY DESCRIBED AS FOLLOWS:

THE NORTH 450 FEET OF THE EAST 198.00 FEET OF THE WEST 278.00 FEET OF GOVERNMENT LOT 3, SECTION 35, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. LYING NORTH OF THE NORTH LINE OF COUNTY ROAD KNOWN AS SAMISH ISLAND ROAD, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT OVER, UNDER, ACROSS AND THROUGH THE WEST 60.00 FEET OF THE EAST 198.00 FEET OF THE WEST 278.00 FEET OF GOVERNMENT LOT 3, SECTION 35, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., LYING NORTH OF THE NORTH LINE OF COUNTY ROAD KNOWN AS SAMISH ISLAND ROAD,

EXCEPT THE NORTH 275 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Granted to:	Alfred R. Kraig and Shirley M. Kraig, husband and wife
Purpose:	Ingress, egress and utilities
Recording Date:	October 9, 1973
Recording No.:	791902

2. 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 Unrecorded Short Plat No. 15-73:

Recording No:	Unrecorded
---------------	------------

3. Protected critical area site plan and/or easement, including the terms, covenants and provisions thereof

Recording Date:	June 19, 2018
Recording No.:	201806190052

4. Lot Certificate, including the terms, covenants and provisions thereof

Recording Date:	October 18, 2018
Recording No.:	201810180052

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

Granted to:	Puget Sound Energy, Inc.
Purpose:	Utilities
Recording Date:	January 17, 2019
Recording No.:	201901170044

6. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date:	January 17, 2019
Recording No.:	201901170044

7. Lot of Record Certification and the terms and conditions thereof:

EXHIBIT "B"

Exceptions
(continued)

Recording Date: April 11, 2022
Recording No.: 202204110095

8. Notice of Decision, including the terms, covenants and provisions thereof

Recording Date: May 28, 2019
Recording No.: 201905280082

9. 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: 202205190038

10. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2024
Tax Account Number:	P109859 / 360235-1-015-0000
Levy Code:	1135
Assessed Value-Land:	\$408,900.00
Assessed Value-Improvements:	\$418,800.00

General and Special Taxes: Billed:\$6,434.80

Paid:\$6,434.80
Unpaid:\$0.00

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

12. 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

EXHIBIT "B"

Exceptions
(continued)

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."