

When recorded return to:
Rose A Sandhofer and Terry Smith
5305 Eielson St Apt. A
Anchorage, AK 99518

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250112

Jan 15 2025

Amount Paid \$7605.00

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

620057824

Escrow No.: 620057824

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patrick R Norbert, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Rose A Sandhofer and Terry Smith, 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.)

Lot A, SP NO. SW-06-00, REC 200103210062; being ptn. of SP NO. 98-04, REC 9810160075 in Ptn. Lot 16, Blk. 1, Rosedale Garden Tracts


Tax Parcel Number(s): P113825 / 4169-001-016-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 1-14-2025



Patrick R Norbert


Brandi Harris

State of Washington

County of Skagit

This record was acknowledged before me on 1-14-2025 by Patrick R Norbert and Brandi Harris.


(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 04-09-25

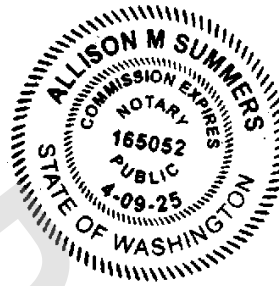


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P113825 / 4169-001-016-0100

PARCEL A:

LOT A, SHORT PLAT NO. SW-06-00, APPROVED MARCH 21, 2001, RECORDED MARCH 21, 2001, UNDER AUDITOR'S FILE NO. 200103210062; BEING A PORTION OF SEDRO-WOOLLEY SHORT PLAT NO. 98-04, APPROVED SEPTEMBER 10, 1998, RECORDED OCTOBER 16, 1998, UNDER AUDITOR'S FILE NO. 9810160075, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ALSO A PORTION OF LOT 16, BLOCK 1, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND EMERGENCY VEHICLE TURNAROUND, DELINEATED ON THE FACE OF SAID SHORT PLAT NO. SW-06-00 AS "CABE LANE (PRIVATE)".

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 Rosedale Garden Tracts of Sedro Woolley:

Recording No: Volume 3 Page 52

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 Sedro Woolley Short Plat No. 98-04:

Recording No: 9810160075

3. Agreement for private road and drainage facilities among adjacent property owners recorded March 21, 2001, under Recording No. 200103210061, records of Skagit County, Washington.

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 SEDRO WOOLLEY SHORT PLAT NO. SW-06-00:

Recording No: 200103210062

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

Recording Date: March 21, 2001

Recording No.: 200103210062

Matters shown: Possible encroachment of a fence onto the property adjacent to the West by an undisclosed amount

6. Modification of Easement and the terms and conditions thereof:

Recording Date: March 21, 2014

Recording No.: 201403210042

Regarding: Drainage easement

EXHIBIT "B"Exceptions
(continued)

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. 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."

9. Note: Manufactured Home Title Elimination Application recorded under Recording No. 200001250017 recites that a manufactured (mobile) home is, or is being affixed to the Land.

10. Assessments, if any, levied by Sedro Woolley.

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