



201408290127

When recorded return to:
Scott Friedl
1920 Wicker Road
Sedro Woolley, WA 98284

Skagit County Auditor \$74.00
8/29/2014 Page 1 of 3 11:51AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014-3189
AUG 29 2014

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Amount Paid \$ 3143.00
Skagit Co. Treasurer
By *TFD* Deputy

CHICAGO TITLE
620022023

Escrow No.: 620022023

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rosalee Friedl and Douglas Friedl, Wife and Husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Scott Friedl, a married man as his sole and separate property the following described real estate, situated in the County of Skagit, State of Washington:

The West 120 feet of the East 216 feet of the South 224.96 feet of the West 850 feet of the South Half of the following described tract in Government Lot 2, in Section 19, Township 35 North, Range 5 East, W.M., lying Northerly of Wicker Road, described as follows:
Beginning at a point on the South line of the County road adjacent to and parallel with the South line of the Great Northern Railway right-of-way, which point is 450 feet East of the West line of said Government Lot 2, as measured along said County road,
Thence due South to the North line of the County road along the South line of Lot 2;
Thence East along the North line of the County road to a point 850 feet East of the West line of said lot;
Thence due North to the South line of the County road first mentioned;
Thence Westerly along said road to the point of beginning.
EXCEPT that portion, if any, lying within the East 96 feet
AND EXCEPT that portion, if any, lying with that portion of Government Lot 2 in Section 19, Township 35 North, Range 5 East, W.M., described as follows:
Beginning at a point on the East line of the County Road along the West side of Lot 2 where said East line intersects the South line of the County road which extends along, and is parallel with the South line of the Great Northern Railway right of way;
Thence North 54 degrees 23' East along the south line of said County road a distance of 420 feet;
Thence South 0 degrees 56'30" West a distance of 241.93 feet, more or less, to the North line of a tract deeded to Carl Thompson by deed dated May 29, 1939 and recorded June 3, 1939 in Volume 177 of Deeds, page 260 to the true point of beginning;
Thence continuing South 0 degrees 56'30" West a distance of 416.25 feet, more or less, to a point on the North line of the County road along the South side of said Lot 2, which is 370 feet East of the West line of said Lot 2;
Thence South 89 degrees 52'30" East along the North line of said County road a distance of 265.03 feet;
Thence North 1 degree 20' East a distance of 224.94 feet;
Thence South 89 degrees 36' East a distance of 120 feet;
Thence North 1 degree 20' East a distance of 190 feet more or less to the North line of said Thompson tract;
Thence West, along said North line to the true point of beginning.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P39461 / 350519-0-031-0006

STATUTORY WARRANTY DEED
(continued)

Subject to

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

Dated: August 26, 2014

Rosalee A Friedl
Rosalee Friedl

D. Friedl
Douglas Friedl

State of Washington
SKAGIT COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that Rosalee Friedl and Douglas Friedl is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 27, 2014

Kathryn A. Freeman
Name: Kathryn A. Vierling
Notary Public in and for the State of WA
Residing at: STANWOOD, WA
My appointment expires: 9-01-2014

NOTARY PUBLIC
STATE OF WASHINGTON
KATHERYN A FREEMAN
COMMISSION EXPIRES 09-01-14



EXHIBIT "A"
Exceptions

1. Assessments, if any, levied by City of Sedro-Woolley.

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

SKAGIT COUNTY RIGHT TO FARM ORDINANCE:

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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