

When recorded return to:  
Megan Gardner and Michael Losik  
1105 North Township Street  
Sedro Woolley, WA 98284



**201906130069**

06/13/2019 01:56 PM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038506

**CHICAGO TITLE**  
620038506

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jerry E. Gardner, Jr., an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Megan Gardner and Michael Losik, a married couple and Gerald Bauthues, a married man as his separate estate

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2, CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SW-02-95, approved December 11, 1995, and recorded December 13, 1995, in Volume 12 of Short Plats, page 49, under Auditor's File No. 9512130069, records of Skagit County, Washington; being a portion of Lot 1, City of Sedro-Woolley Short Plat No. SW-03-89, approved November 6, 1989, and recorded November 15, 1989, in Volume 8 of Short Plats, page 187, under Auditor's File No. 8911150003, records of Skagit County, Washington; being a portion of Government Lot 2 in Section 18, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P39287 / 350518-2-004-0208

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20192310

JUN 13 2019

Amount Paid \$ 6261.70  
Skagit Co. Treasurer  
By *BJ* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: June 5, 2019

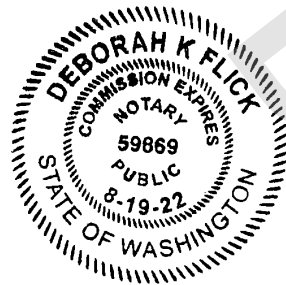
Jerry E. Gardner, Jr.  
Jerry E. Gardner, Jr.

State of Washington  
County of Skaagit

I certify that I know or have satisfactory evidence that  
Jerry E. Gardner, Jr.  
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: June 6, 2019

Deborah K Flick  
Name: Deborah K Flick  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 8/19/22



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 16, 1945  
Auditor's No(s).: 381159, records of Skagit County, Washington  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
  
Note: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 7, 1984  
Auditor's No(s).: 8412070045, records of Skagit County, Washington  
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **City of Sedro Woolley Short Plat No. SW-02-95;**  
  
Recording No: 9512130069
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 22, 1994  
Auditor's No(s).: 9403220019, records of Skagit County, Washington  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A strip along the North boundary of said premises
5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 30, 1963  
Auditor's No.: 641411, records of Skagit County, Washington  
In favor of: Public Utility District No. 1  
For: Water pipes and pipelines
6. Agreement, including the terms and conditions thereof; entered into;  
By: Leland H. Huggins and Velma Huggins, husband and wife  
And Between: James Twitchell and Helen Twitchell, husband and wife  
Recorded: May 17, 1979

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

Auditor's No.: 7905170033, records of Skagit County, Washington  
 Providing: Regarding the placement of trailer on the Huggin's property

7. Oil and gas lease, upon and subject to all of the provisions therein contained, as created by that certain lease;  
 Recorded: February 26, 1988  
 Auditor's No.: 8802260020 records of Skagit County, Washington  
 Lessor: Pope Resources, a Delaware Limited Partnership  
 Lessee: Carbon River Energy Partnership  
 Affects: Said premises and other property
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **City of Sedro Woolley Short Plat No. SW-03-89:**  
  
 Recording No: 8911150003
9. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
 Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
 From: The State of Washington  
 Recorded: November 6, 1912  
 Auditor's No.: 93609, records of Skagit County, Washington  
 Executed By: Puget Mill Corporation, a Washington corporation  
 As Follows: Reserving however, unto the said mill company all metals, minerals, oils, gases, and fossils of every name and nature which may be in or upon the above described premises, and the right to enter said premises or any part thereof for the purpose of prospecting, mining, or for any purpose incidental to the extracting of any of the above metals, minerals, oils, gases and fossils from the said premises, provided, however, said party of the second part, his heirs, administrators, and assigns shall be reasonably compensated for all damage done to the surface and soil of said land and the improvements thereon
10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does

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

not discriminate against handicap persons;

Recorded: March 2, 1983

Auditor's No(s): 8303020011, records of Skagit County, Washington

Executed By: Leland H. Huggins and Velma H. Huggins, husband and wife, et al

11. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: November 13, 1984  
Auditor's No.: 8411130022, records of Skagit County, Washington  
Executed By: Leland H. Huggins and Velma M. Huggins, husband and wife  
As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Sedro Woolley.

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 May 14, 2019

between Megan Gardner & Michael Losik Gerald Bauthues ("Buyer")  
Buyer Buyer

and Jerry E Gardner ("Seller")  
Seller Seller

concerning 1105 N Township St Sedro Woolley WA 98284 (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.

AuthentiSIGN  
Megan Gardner & Michael Losik 05/14/2019  
Buyer 9:15:07 PM PDT Date

AuthentiSIGN  
Gerald Bauthues 05/15/2019  
Seller 10:19:09 PM PDT Date

AuthentiSIGN  
Gerald Bauthues 05/14/2019  
Buyer 11:27:39 PM PDT Date

AuthentiSIGN  
Megan Gardner & Michael Losik 05/14/2019  
Seller 11:27:39 PM PDT Date