

When recorded return to:

Harvey Bielenberg and Debra Bielenberg
1320 Wallen Rd
Moscow, ID 83843

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4981

Nov 14 2019

Amount Paid \$8353.20
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040541

CHICAGO TITLE

620040541

STATUTORY WARRANTY DEED

THE GRANTOR(S) Chad Tesarik and Tracy Tesarik, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Harvey Bielenberg and Debra Bielenberg, a married couple

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

LOT 23, PLAT OF THUNDERBIRD 4, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS,
PAGES 14 THROUGH 16, 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): P100808 / 4570-000-023-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: November 12, 2019



Chad Tesarik

Tracy TesarikState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Chad Tesarik and Tracy Tesarik are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 13, 2019

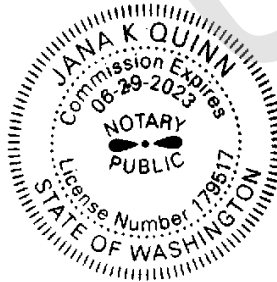
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

EXHIBIT "A"**Exceptions**

1. 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 PLAT OF THUNDERBIRD 4:

Recording No: 9110300055

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

Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line
 Recording Date: July 23, 1991
 Recording No.: 9107230069

3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 30, 1991
 Recording No.: 9110300056

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Clinton A. Nelson and Kathleen A. Nelson, husband and wife
 Purpose: Drainage and Utilities
 Recording Date: March 18, 1992
 Recording No.: 9203180100

5. Easement Agreement

Recording Date: June 11, 1993
 Recording No.: 9306110045

6. 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

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

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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by City of Mount Vernon.
9. City, county or local improvement district assessments, if any.