

**When recorded return to:**  
Greg Erickson  
16428 NE 4th Street  
Bellevue, WA 98008

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5173

Nov 26 2019

Amount Paid \$13622.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039494

**CHICAGO TITLE**

620039494

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Karen L. Lind, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Gregory E Erickson, an unmarried person and Mary A. Jenneskens, Trustee of the Brisbin-Jenneskens Living Trust dated February 4, 2002

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(s): 1B SKAGIT COUNTY SHORT PLAT#PL02-0368

NW SE 3-33-4

Tax Parcel Number(s): P116942 / 330403-1-001-0700, P119686 / 330403-1-001-0900

Subject to:

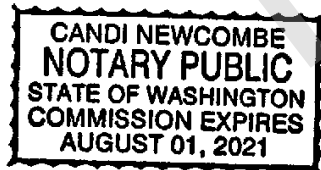
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 12, 2019

  
Karen L. LindState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Karen L. Lind is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 25, 2019  
Name: Candi NewcombeNotary Public in and for the State of WAResiding at: MT VernonMy appointment expires: Aug 1, 2021

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P116942 / 330403-1-001-0700 and P119686 / 330403-1-001-0900**

Lot 1B of Skagit County Short Plat No. PL02-368, recorded October 16, 2002, under Auditors File No. 200210160145, records of Skagit County, Washington, being a portion of the Northwest ¼ of the Southeast ¼ of Section 3, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

A handwritten signature in black ink, appearing to be "J. H. S.", is written over the diagonal watermark.

**EXHIBIT "B"****Exceptions**

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: June 30, 1989  
 Auditor's No(s): 8906300010, records of Skagit County, Washington  
 In favor of: Georgia-Pacific Corporation, a Georgia corporation *K.L.L.*  
 For: Ingress, egress and utilities  
 Affects: A portion of the Southeast Quarter of the Northwest Quarter and a portion of the Northwest Quarter of the Southeast Quarter of Section 3, Township 33 North, Range 4 East of the Willamette Meridian and other property  
  
 Said easement contains, among other things, provisions for maintenance.
2. Easement, including the terms and conditions thereof, reserved by instrument(s);  
 Recorded: July 7, 1989  
 Auditor's No(s): 8907070039, records of Skagit County, Washington  
 In favor of: Scott Paper Company, a Pennsylvania corporation  
 For:  
 An easement over and upon any and all logging roads, as well as the right to construct such additional roads as may be necessary, for purposes of obtaining access to and removing forest products from lands adjacent to adjoining the property and upon which Grantor has or shall have the right to harvest and remove forest products  
 Affects:  
 Southwest Quarter of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 3, Township 33 North, Range 4 East of the Willamette Meridian and other property
3. Easement, including the terms and conditions thereof, reserved by instrument(s);  
 Recorded: August 2, 1989  
 Auditor's No(s): 8908020039, records of Skagit County, Washington  
 In favor of: Crown Pacific LTD, an Oregon corporation  
 For: An easement over and upon any and all logging roads for purposes of obtaining access to and removing forest products from lands adjacent to or adjoining the property and upon which Grantor has or shall have the right to harvest and remove forest products. Any damage caused to any road so used shall be repaired by Grantor at Grantor's expense. Reconstruction, alteration or substantial improvements of existing roads must receive approval in advance by Grantee, which approval shall not be unreasonably withheld. Grantor shall maintain any roads used by it in a condition such that they are passable by normal passenger vehicles. Where roads are used by Grantor and by others, Grantor shall be responsible for its prorata share of maintenance costs based upon the respective volumes of timber removed over such roads.
4. Easement, including the terms and conditions thereof, reserved by instrument(s);  
 Recorded: November 26, 1997  
 Auditor's No(s): 9711260076, records of Skagit County, Washington  
 In favor of: Keith S. Johnson and Alison R. Johnson, husband and wife  
 For: Ingress, egress and utilities over the existing roadway through the subject property in favor of Grantor's remaining properties

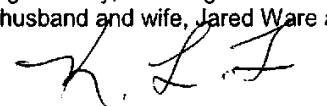
**EXHIBIT "B"****Exceptions  
(continued)**

Affects: Said premises, the exact location and extent of said easement is undisclosed of record

5. Agreement, including the terms and conditions thereof; entered into;  
 By: Georgia-Pacific Corporation, a Georgia corporation  
 And Between: Scott Paper Company, a Pennsylvania corporation  
 Recorded: June 30, 1989  
 Auditor's No.: 8906300010, records of Skagit County, Washington  
 Providing: Easement exchange
6. Agreement, including the terms and conditions thereof; entered into;  
 By: Crown Pacific, LTD, an Oregon corporation  
 And Between: Scott Paper Company, a Pennsylvania corporation  
 Recorded: July 7, 1989  
 Auditor's No.: 8907070047, records of Skagit County, Washington  
 Providing: Wood fiber supply
7. 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: March 28, 1917  
 Auditor's No.: 118266, records of Skagit County, Washington  
 Executed By: Dempsey Lumber Company, a Michigan corporation  
 As Follows: Reserving, however, unto the Grantor, its successors and assigns, all coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract and remove the same; provided, however, that the Grantor, its successors or assigns, shall pay to the Grantee, its heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores oil or gas, and by the operations of prospecting for and mining the same.
8. Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: February 27, 2001  
 Auditor's No(s): 200102270093, records of Skagit County, Washington  
 In favor of: Adam Ware and Kathy Ware, husband and wife, Jared Ware and Levi Ware  
 For: Ingress, egress and utilities

Said easement contains, among other things, provisions for maintenance by the common users.

**EXHIBIT "B"****Exceptions  
(continued)**

9. Covenants, conditions, and restrictions 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 not discriminate against handicap persons;  
 Recorded: April 4, 2001  
 Auditor's No(s): 200104040076, records of Skagit County, Washington  
 Executed By: Adam Ware and Kathy Ware, husband and wife, Jared Ware and Levi Ware  
 As Follows: Well protection zone 
10. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: April 4, 2001  
 Auditor's No(s): 200104040075, records of Skagit County, Washington  
 In favor of: Adam Ware and Kathy Ware, husband and wife, Jared Ware and Levi Ware  
 For: Installation, maintenance and operation of wells, waterline and appurtenances
11. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities on or Adjacent to Designated Natural Resource Lands;  
 Recorded: June 28, 2001  
 Auditor's No(s): 200106280089, records of Skagit County, Washington
12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 SKAGIT COUNTY SHORT PLAT NO. PL02-0368:  
  
 Recording No: 200210160145
13. Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: October 16, 2002  
 Auditor's No(s): 200210160146, records of Skagit County, Washington  
 In favor of: Skagit County  
 For: Protected Critical Area
14. Covenants, conditions, and restrictions 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 not discriminate against handicap persons;

**EXHIBIT "B"**

Exceptions  
(continued)

Recorded: September 8, 2003  
 Auditor's No(s): 200309080006, records of Skagit County, Washington  
 Executed By: Adam Ware and Kathy Ware, husband and wife, Jared Ware and Levi Ware

15. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 8, 2003  
 Auditor's No(s): 200309080006, records of Skagit County, Washington  
 Imposed By: Adam Ware and Kathy Ware, husband and wife, Jared Ware and Levi Ware

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

Granted to: Alderbrook Community Association  
 Purpose: Emergency vehicle turnaround  
 Recording Date: October 25, 2005  
 Recording No.: 200510250176

17. 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."

18. Title Notification including the terms, covenants and provisions thereof

Recording Date: February 8, 2005  
 Recording No.: 200502080132

**EXHIBIT "B"****Exceptions  
(continued)**

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- |                 |   |
|-----------------|---|
| Granted to:     | Erik Pedersen, a single man dba Pedersen Construction, as to 50% interest |
| interest.       | and Dean Holt and Amy Holt, husband and wife , as to 50% interest.        |
| Purpose:        | Setback   |
| Recording Date: | November 19, 2007   |
| Recording No.:  | 200711190199  |
20. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
21. City, county or local improvement district assessments, if any.
22. Assessments, if any, levied by Alderbrook Community Association.

