

**When recorded return to:**  
Branden Eugene Platter  
15490 State Route 9  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-5265  
Dec 05 2019  
Amount Paid \$5167.00  
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.: 620040699

**CHICAGO TITLE**  
620040699

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Angela Strand as Personal Representative of the Estate of Rodney W. Sandberg  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Branden Eugene Platter, an unmarried person

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): 1, SKAGIT COUNTY SHORT PLAT NO. PL01-0915 ; NW SE 23 34-4

Tax Parcel Number(s): P27644 / 340423-0-039-0004

(nd)

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 26, 2019

Estate of Rodney W. Sandberg

BY Angela Strand, Personal Representative  
Angela Strand  
Personal Representative

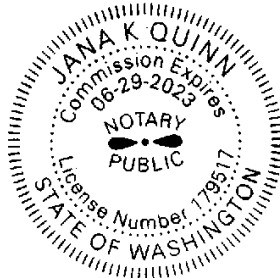
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Angela Strand

(is/are) the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Rodney W Sandberg to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 04, 2019

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P27644 / 340423-0-039-0004**

---

Lot 1, Skagit County Short Plat No. PL01-0915, recorded June 19, 2002, under Auditor's File No. 200206190047; being a portion of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 23, Township 34 North, Range 4 East, W.M., records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Telephone Company  
Recording Date: May 10, 1928  
Recording No.: Volume 147 of Deeds, page 206
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: Two anchors with guy wires  
Recording Date: January 22, 1969  
Recording No.: 722538
3. Order on Variance Application VA 01 0458 - Findings of Fact, Conclusions of Law, and Decision  
  
Recording Date: November 14, 2001  
Recording No.: 200111140006  
  
Order of Correction on Variance Application VA 01 0458:  
  
Recording Date: December 10, 2001  
Recording No.: 200112100217
4. Low Flow Mitigation Summary and the terms and conditions thereof  
  
Recording Date: November 30, 2001  
Recording No.: 200111300142
5. 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 SKAGIT COUNTY SHORT PLAT NO. PL01-0915:  
  
Recording No: 200206190047
6. Protected Critical Area Easement and the terms and conditions thereof  
  
Recording Date: June 19, 2002  
Recording No.: 200206190048

**EXHIBIT "B"**

**Exceptions  
(continued)**

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Melissa Ballenger and John Ballenger, husband and wife  
Purpose: ingress, egress and utilities  
Recording Date: October 21, 2008  
Recording No.: 200810210047
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- Year: 2019  
Tax Account No.: P27644 / 340423-0-039-0004  
Levy Code: 2315  
Assessed Value-Land: \$127,400.00  
Assessed Value-Improvements: \$109,500.00
- General and Special Taxes:  
Billed: \$526.39  
Paid: **\$526.39**  
Unpaid: \$0.00
10. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 04, 2019  
between Branden Eugene Platter ("Buyer")  
Buyer Buyer  
and Estate of Rodney W. Sandberg ("Seller")  
Seller Seller  
concerning 15490 State Route 9 Mount Vernon WA 98274 (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.

Authenticator  
Branden Platter 11/04/2019  
Buyer 12:11:44 PM PST Date

Authenticator  
Personal Representative 11/04/2019  
Seller 12:26:36 PM PST Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date