

**When recorded return to:**  
Dean Dupris and Sherri Dupris  
P.O. Box 443  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-817

Mar 06 2020

Amount Paid \$5445.00

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.: 620041602

**CHICAGO TITLE**

620041602

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Evelyn M. Venesky and Nancy A Adams, Co-Executors for the Estate of Carolyn L. Geisendorf

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

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): 15, Rolling Ridge Estates Div. 1 tgw. Ptn. NE, NW, 27-35-4E, W.M.

Tax Parcel Number(s): P68560 / 3987-000-015-0004

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 2, 2020

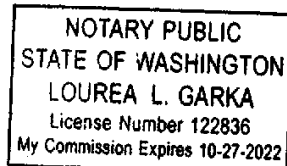
Evelyn M. Venesky and Nancy A Adams, Co-Executors for the Estate of Carolyn L. Geisendorf

BY: Evelyn M. Venesky  
Evelyn M. VeneskyBY: Nancy A. Adams  
Nancy A. AdamsState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Evelyn M. Venesky and Nancy Adams are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Co-Executor and Co-Executor, respectively, of Evelyn M. Venesky and Nancy A Adams, Co-Executors for the Estate of Carolyn L. Geisendorf to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 5, 2020

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 10/27/2022



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P68560 / 3987-000-015-0004**

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Lot 15, PLAT OF ROLLING RIDGE ESTATES NO. 1, according to the plat thereof recorded in Volume 9 of Plats, pages 4 and 5, records of Skagit County, Washington;

TOGETHER WITH a portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northwest corner of Lot 15 of Rolling Ridge Estates No. 1, approved on November 8, 1965 and recorded on November 9, 1965, under Auditor's File No. 674317, records of Skagit County, Washington;

Thence North 89°36'19" East along the North line of said Rolling Ridge Estates No. 1, a distance of 100.00 feet to the Northeast corner of said Lot 15;

Thence North 0°23'41" West, a distance of 25.00 feet;

Thence South 89°36'19" West parallel to said North line of Rolling Ridge Estates No. 1 a distance of 100.00 feet;

Thence South 0°23'41" East, a distance of 25.00 feet to the point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. 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 Rolling Ridge Estates No. 1:

Recording No: 674317

2. 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: March 18, 1968

Recording No.: 711398

3. Exceptions and Reservations contained in Deed including the terms, covenants and provisions thereof

Recording Date: July 6, 1903

Recording No.: Volume 51 of Deed, page 104

4. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: February 25, 2004

Recording No.: 200402250059

5. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: February 25, 2004

Recording No.: 200402250060

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

7. 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 February 13, 2020  
 between Dean Dupris Sherri Dupris ("Buyer")  
Buyer Buyer  
 and Estate of Carolyn Geisendorf ("Seller")  
Seller Seller  
 concerning 21307 Rolling Pl 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.

Authenticator  
Alvin K. Davis 02/13/2020  
Expires 1:13:27 PM PST Date  
 Authenticator  
Sherri Dupris 02/13/2020  
Expires 1:44:26 PM PST Date

Evelyn M. Verastegui 3/5/2020  
Evelyn M. Verastegui 2/14/20  
Seller Date  
Nancy Adams 3-5-2020  
Nancy Adams 2-14-20  
Seller Date