

**When recorded return to:**  
Thomas E. Ruth and Jaime Ruth  
212 Garden of Eden Road  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1152

Mar 30 2020

Amount Paid \$6837.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Escrow No.: 620041565

**CHICAGO TITLE CO.**  
**620041565**  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tim Hass and Diane May Hass, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Thomas E. Ruth and Jaime Ruth, 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.)

Ptn. NE NE, 23-35-04E, W.M.

Tax Parcel Number(s): P37174 / 350423-0-027-0015

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
Dated: March 26, 2020

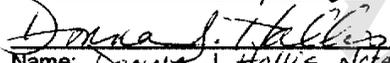
  
\_\_\_\_\_  
Tim Hass

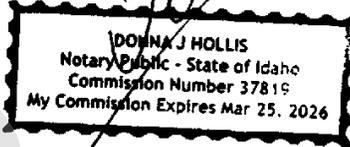
  
\_\_\_\_\_  
Diane May Hass

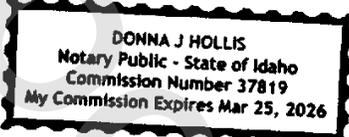
~~WA~~  
State of WASHINGTON  
County of ~~SKAGIT~~

I certify that I know or have satisfactory evidence that Tim Hass and Diane May Hass 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: March 27, 2020

  
\_\_\_\_\_  
Name: DONNA J. HOLLIS Notary Public  
Notary Public in and for the State of IDAHO  
Residing at: NEWPORT WA  
My appointment expires: 03-25-2026





**EXHIBIT "B"**  
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: April 21, 1995  
Recording No.: 9504210098  
Matters shown: fenceline

2. Variance, including the terms, covenants and provisions thereof

Recording Date: September 13, 2006  
Recording No.: 200609130121

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by the City of Sedro Woolley.

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P37174 / 350423-0-027-0015**

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That portion of the East 180 feet of the South 71 feet of the following described tract lying Westerly of the County road along the East line thereof.

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 35 North, Range 4 East W.M., described as follows:

Beginning at a point on the East line of Said Section, 556 feet South of the Northeast corner of the Section;  
thence West 327 feet;  
thence South 284 feet;  
thence East to the East line of the Section;  
thence North to the point of beginning.

Situate in the County of Skagit, State of Washington.