

**When recorded return to:**  
Chad C. Gudmunson  
1507 Sunset Place Unit A  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-3011  
Aug 10 2020  
Amount Paid \$4965.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041307

**CHICAGO TITLE**  
020041307

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William J. Niegowski and Cindy J. Niegowski, 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 Chad C. Gudmunson, 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.)

TRCT E-2, SKAGIT COUNTY SP NO. 25-83;

Tax Parcel Number(s): P64413 / 3882-000-023-0109

*being ptm. Lots 10 19 + 23,  
plat of Cheasty's Big  
Lake Tracts (nd)*

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 6, 2020

William J. Niegowski  
William J. Niegowski

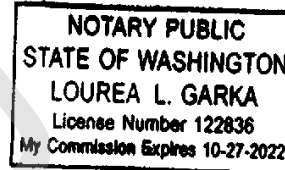
Cindy J. Niegowski  
Cindy J. Niegowski

State of WASHINGTON  
County of ~~SKAGH~~ Snohomish

I certify that I know or have satisfactory evidence that William J. Niegowski and Cindy J. Niegowski 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: August 8, 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): P64413/ 3882-000-023-0109**

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**PARCEL A:**

TRACT E-2, SKAGIT COUNTY SHORT PLAT NO. 25-83, APPROVED MARCH 16, 1984, AND RECORDED MAY 19, 1984, IN VOLUME 6 OF SHORT PLATS, PAGE 128, UNDER AUDITOR'S FILE NO. 8403190046, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOTS 18, 19 AND 23, PLAT OF CHEASTY'S BIG LAKE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE WESTERLY 71.09 FEET THEREOF, AS MEASURED ALONG THE NORTHERLY LINE OF SAID TRACT E-2;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS SAID WESTERLY 71.09 FEET OF TRACT E-2.

**PARCEL B:**

AN UNDIVIDED 1/9 INTEREST IN AND TO THE FOLLOWING:

THAT PORTION OF TRACT 53, PLAT OF CHEASTY'S BIG LAKE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID TRACT 53;

THENCE SOUTH 66°21'46" WEST ALONG THE NORTHERLY LINE OF SAID TRACT A DISTANCE OF 117.79 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE;

THENCE EASTERLY TO A POINT ON THE EASTERLY LINE OF SAID TRACT 53 THAT IS 25.30 FEET SOUTH OF THE NORTHEASTERLY CORNER OF SAID TRACT, AS MEASURED ALONG THE EAST LINE THEREOF AND THE TERMINUS OF SAID LINE;

TOGETHER WITH SECOND CLASS SHORE LANDS, IF ANY, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATED IN FRONT OF, ADJACENT TO OR ABUTTING UPON TRACT 53 OF SAID PLAT OF CHEASTY'S BIG LAKE TRACTS.

ALL SITUATED IN SKAGIT COUNTY, WASHINGTON.

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

1. Right granted to Day Lumber Company to overflow the shores of Big Lake under order of the Department of Public lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, page 12, under Auditor's File No. 174578, records of Skagit County, Washington.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Skagit County  
Purpose: Construction and maintenance of drain  
Recording Date: May 3, 1945  
Recording No.: 380704  
Affects: The Southeasterly 6 feet of Tract 53
3. Encroachment of old pump house over and upon the South line of Lot 53 as disclosed by Survey recorded July 20, 1983, under Auditor's File No. 8307200015, records of Skagit County, Washington.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Skagit County Sewer District No. 2  
Purpose: Sanitary Sewers  
Recording Date: February 22, 1984  
Recording No.: 8402220022  
Affects: A portion of said Parcel A and other property
5. Agreement and the terms and conditions thereof;  
  
Between: Snelson Companies, Inc.  
And: Skagit County Sewer District No. 2  
Recording Date: March 9, 1984  
Recording No.: 8403090027  
Regarding: Sewer Service  
  
**Affects: Parcel A**
6. Agreement and the terms and conditions thereof;  
  
Between: Snelson Companies, Inc.  
And: Present and future owners  
Recording Date: March 16, 1984  
Recording No.: 8403160032  
Regarding: Declaration of private dock, boat and picnic facility

Amended by instrument:

**EXHIBIT "B"**

Exceptions  
(continued)

Recording Date: May 16, 1991  
Recording No.: 9105160041

**Affects: Parcel B**

7. Agreement and the terms and conditions thereof;

Between: Snelson Companies, Inc.  
And: Skagit County  
Recording Date: August 28, 1984  
Recording No.: 8408280001  
Regarding: Community waterfront facility

**Affects: Parcel B**

8. 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 Cheasty's Big Lake Tracts, Skagit County, Washington, recorded in Volume 4 of Plats, Page 49:

Recording No: 201085

9. 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 Short Plat Number 25-83:

Recording No: 8403190046

10. Low Flow Mitigation Summary

Recording Date: June 26, 2001  
Recording No.: 200106260061

11. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including

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

powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

12. 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."

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.