

**When recorded return to:**  
Norah J. Osenbach  
650 Cook Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-80

Jan 08 2021

Amount Paid \$7045.00

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.: 620045641

CHICAGO TITLE  
620045641

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Garrett S. Straathof, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Norah J. Osenbach, an unmarried person and Derek M.  
Osenbach, 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.)

PTN SE 1/4 NE 1/4 OF 23-35-4, AKA TRACT 1, BLA SURVEY

Tax Parcel Number(s): P124876 / 350423-0-018-0100

Subject to:

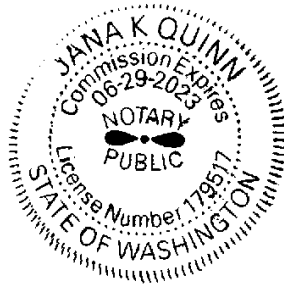
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 31, 2020

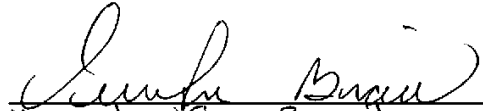
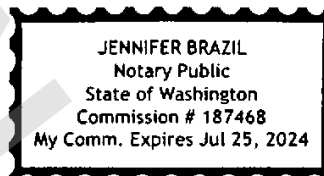
Garrett S. Straathof  
Garrett S. StraathofAllison Straathof  
Allison StraathofState of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Garrett S. Straathof  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.Dated: January 06 2021Janak Quinn  
Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty DeedState of WACounty of Skagit

I certify that I know or have satisfactory evidence that

Allison Straathof  
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.Dated: 1-7-2021  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P124876 / 350423-0-018-0100**

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THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

THE NORTH 109.10 FEET OF THE SOUTH 129.10 FEET OF THE EAST 55.00 FEET OF THAT PARCEL CONVEYED TO SEDRO-WOOLLEY SCHOOL DISTRICT NO. 101 BY STATUTORY WARRANTY DEED DATED APRIL 22, 2005, RECORDED JUNE 1, 2005, UNDER AUDITOR'S FILE NO. 200506010069, RECORDS OF SKAGIT COUNTY, WASHINGTON; SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 20 FEET THEREOF.

(ALSO KNOWN AS TRACT 1 OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED JULY 14, 2006, UNDER AUDITOR'S FILE NO. 200607140122, RECORDS OF SKAGIT COUNTY, WASHINGTON).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 20 foot easement for ingress and egress, over the Southerly portion, as disclosed by Boundary Line Adjustment Survey recorded July 14, 2006, under Auditor's File No. 200607140122, records of Skagit County, Washington.

2. Recitals as shown on that Boundary Line Adjustment Survey

Recording Date: July 14, 2006  
Recording No.: 200607140122

Which among other things recites as follows:

The property described herein has been combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot (SMMC 16.16.030 (0)).

Reference is hereby made to said document for full particulars.

3. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington  
Recording Date: October 13, 1903  
Recording No.: 45724

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: October 21, 1987  
Recording No.: 8710210043  
Affects: The South 30 feet of said premises

5. 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

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

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."

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