

**When recorded return to:**  
Paul M. Geisendorf and Rebecca Geisendorf  
28676 Bacus Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-716  
Feb 19 2021  
Amount Paid \$8895.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620045056

**CHICAGO TITLE**  
**620045056**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jason M. Handy, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Paul M. Geisendorf and Rebecca Geisendorf, 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): 1, Unit(S): Short Plat No. PL-14-0489, being a ptn. Lot 42, Nortep Survey 8910230031

Tax Parcel Number(s): P38885 / 350511-4-003-0018 **SE 11-35-5**

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 2-4-2021

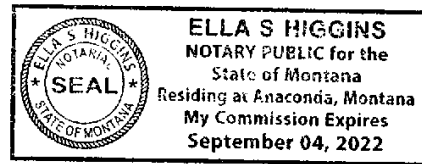
Jason M. Handy  
Jason M. Handy

State of ~~WASHINGTON~~ Montana  
County of ~~SKAGW~~ Silver Bow

I certify that I know or have satisfactory evidence that Jason M. Handy is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/4/2021

Ellen S. Higgins  
Name: Ellen S. Higgins  
Notary Public in and for the State of Montana  
Residing at: Anaconda  
My appointment expires: 9-4-2022



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P38885 / 350511-4-003-0018**

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LOT 1 OF SHORT CARD NO. PL-14-0489 ACCORDING TO THE SURVEY THEREOF RECORDED UNDER RECORDING NO. 201812190005, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, ALSO KNOWN AS A PORTION OF TRACT 42 OF SURVEY RECORDED UNDER RECORDING NO. 8910230031, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:  
Executed by: Skagit County  
Recording Date: February 24, 1953  
Recording No.: 359932
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: Electric transmission and/or distribution lines over and/or under the right of way  
Recording Date: November 18, 1986  
Recording No.: 8611180008  
Recording No.: 8611180010
3. 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: Electric transmission and/or distribution line  
Recording Date: January 28, 1988  
Recording No.: 8801280037
4. Reservations and recitals contained in the Deed as set forth below:  
Executed by: Noretep, a General Partnership  
Recording Date: October 11, 1988  
Recording No.: 8810110042  
  
Said Deed was re-recorded April 16, 1991 under recording number 9104160086 .
5. Easement Agreement and the terms and conditions thereof:  
Recording Date: February 21, 1989  
Recording No.: 8902210090  
  
Said document was modified under recording number 8910230016, recording number 8910300086, and recording number 200204160016 .
6. 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: Electric transmission and/or distribution lines over and/or under right of

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

way

Recording Date: June 9, 1989

Recording No.: 8906090006

7. 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 Survey:

Recording No: 8910230031

8. Covenants, conditions, restrictions and easements 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: November 2, 1989

Recording No.: 8911020073

Said instrument was re-recorded on November 13, 1989 under recording number 8911130023

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Noretap, a General Partnership, its successors, agents, licensees and assignees

Purpose: Waterline

Recording Date: June 14, 1990

Recording No.: 9006140064

Affects: Portion of said premises

10. Title Notification regarding Development Activities on or adjacent to Designated Natural Resource Lands, and the terms and conditions thereof:

Recording Date: May 12, 2010

Recording No.: 201005120068

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

**EXHIBIT "B"**

Exceptions  
(continued)

Granted to: Noretap, a Washington General Partnership consisting of Peter J. Poeschel and Ronald G. Schultz, both individually and as partners of Noretap  
Purpose: Access and utility easement for new road alignment  
Recording Date: August 9, 2010  
Recording No.: 201008090057

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County, a political subdivision of the State of Washington  
Purpose: Protected Critical Area Easement (PCA)  
Recording Date: September 5, 2018  
Recording No.: 201809050028

13. 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 Card No. PL14-0489:

Recording No: 201812190005

14. Plat Lot of Record Certification, including the terms, covenants and provisions thereof

Recording Date: December 19, 2018  
Recording No.: 201812190006

15. 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

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

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by Noretap Maintenance Corporation.
18. Assessments, if any, levied by Bacus Hill Water Corporation.