

**When recorded return to:**  
Timothy J. Ryan and Cathleen D. Ryan  
6120 37th Ave NW  
Seattle, WA 98170

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-937

Mar 05 2021

Amount Paid \$14670.60

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

CHICAGO TITLE CO.

500116511

Escrow No.: 500116511

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brian Scott Fischer and Sheran Blake Fischer, 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 Timothy J. Ryan and Cathleen D. Ryan, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Tract 1, SKAGIT COUNTY SHORT PLAT NO. 2-88, approved February 13, 1989, and recorded  
February 14, 1989, in Volume 8 of Short Plats, page 108, under Auditor's File No. 8902140025,  
records of Skagit County, Washington; being a portion of the Northeast quarter of Section 34,  
Township 34 North, Range 4 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P29698 / 340434-1-008-0113

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

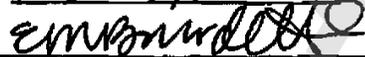
Dated: February 26, 2021

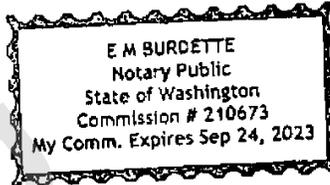
  
\_\_\_\_\_  
Brian Scott Fischer  
  
\_\_\_\_\_  
Sheran Blake Fischer

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Brian Scott Fischer and Sheran Blake Fischer 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 1, 2021

  
\_\_\_\_\_  
Name: E.M. Burdette  
Notary Public in and for the State of Washington  
Residing at: Burlington WA  
My appointment expires: 9.24.2023



**EXHIBIT "A"**  
**Exceptions**

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

Granted to:	Puget Sound Power & Light Company, a Washington corporation
Purpose:	Electric transmission and/or distribution line
Recording Date:	February 13, 1990
Recording No.:	9002130105
  
2. Record of reforestation requirements under forest practices application under FP1909739, recorded December 1, 1988, under recording number 8812010006 .
  
3. Right and authority to use the abandoned railroad grade over and across the East Half of the Southwest Quarter of the Northeast Quarter, lying South of Big Lake Road, for all purposes of ingress and egress to lands and adjacent to the land of the Grantors, as granted to James E. McKeehan, by instrument dated May 7, 1943, recorded March 13, 1945, under recording number 378272 .
  
4. 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 SKAGIT COUNTY SHORT PLAT NO. 2-89:
 

Recording No: 8902140025
  
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to:	Puget Sound Energy Inc
Purpose:	one or more utility systems for electricity
Recording Date:	January 7, 2019
Recording No.:	201901070103
Affects:	As in said instrument
  
6. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed
 

Grantor:	English Lumber Company
Recording Date:	March 28, 1917
Recording No.:	118288

No determination has been made as to the current ownership or other matters affecting said reservations.

**EXHIBIT "A"****Exceptions  
(continued)**

7. Right and authority to use the abandoned railroad grade over and across the east 1/2 of the southwest 1/4 of the northeast 1/4, lying south of Big Lake Road, for all purposes of ingress and egress to lands and adjacent to the land of the Grantors, as granted to James E. McKeehan, by instrument recorded March 13, 1945 under recording no. 378727.

Said rights being further modified and clarified by documents recorded under recording no. 869367, recording no. 8609160040 and recording no. 8808190008.

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

Granted to: Noretap, a General Partnership  
 Purpose: Ingress and egress over, under and across the east 60 feet and the old railroad grade, right to make all necessary slopes for cuts and fills and right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon  
 Recording Date: April 30, 1990  
 Recording No.: 9004300127  
 Affects: Portion of premises

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

Granted to: Lot 2 of Short Plat  
 Purpose: Existing water line  
 Recording Date: April 30, 1990  
 Recording No.: 9004300128  
 Affects: Portion of premises

10. Covenant not to pollute within 100 feet of a well to keep the water supplied from said well free from impurities which might be injurious to public health, contained in instrument

Recording Date: April 30, 1990  
 Recording No.: 9004300129

11. Easement Agreement and the terms and conditions thereof:

Recording Date: May 13, 1993  
 Recording No.: 9305130001  
 Recording No.: 9305130002

Contains provisions for general maintenance and repair.

**EXHIBIT "A"****Exceptions  
(continued)**

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.  
 Purpose: Utility systems  
 Recording Date: January 22, 2019  
 Recording No.: 201901220119  
 Affects: Northerly portion of premises
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.  
 Purpose: Utility systems  
 Recording Date: January 7, 2019  
 Recording No.: 201901070103
14. 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 powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
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 you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

**EXHIBIT "A"**  
Exceptions  
(continued)

17. City, county or local improvement district assessments, if any.