

When recorded return to:

Petra Brigman and Paul Schmakeit
456 E Belvedere Pl
Coupeville, WA 98239

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2847

Jun 23 2021

Amount Paid \$8191.90

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.: 620047968

CHICAGO TITLE
620047968

STATUTORY WARRANTY DEED

THE GRANTOR(S) Benjamin I. Linder, an unmarried person, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Petra Brigman and Paul Schmakeit, a married couple and
Alexander Schmakeit, 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 LTS 1 & 2, SP NO. 12-83, REC NO. 8411190034

SW 7.34-5

Tax Parcel Number(s): P30185 / 340507-0-005-0011

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 8, 2021

B I Linder
Benjamin I. Linder

State of *Washington*
Skagit County of *Skagit*

I certify that I know or have satisfactory evidence that
Benjamin I Linder
he (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: *6/23/2021*

Julie M Dixon
Name: *Julie M Dixon*
Notary Public in, and for the State of *Washington*
Residing at: *Panama Island*
My appointment expires: *2/2/2022*

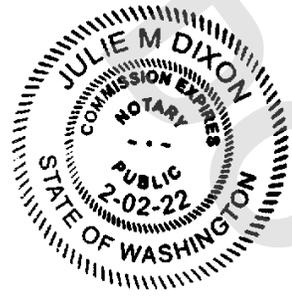


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P30185 / 340507-0-005-0011

LOT 1, SKAGIT COUNTY SHORT PLAT NO. 12-83 APPROVED NOVEMBER 19, 1984, RECORDED NOVEMBER 19, 1984 IN VOLUME 6 OF SHORT PLATS, PAGE 192 UNDER AUDITOR'S FILE NO. 8411190034, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 4 IN SECTION 7, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M.;

EXCEPT THAT PORTION OF SAID LOT 1 LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHERLYMOST SOUTHWEST CORNER OF SAID LOT 1;
THENCE SOUTH 89°54'25", PLUS OR MINUS, TO A POINT ON THE CENTERLINE OF MAPLEHILL LANE AS SHOWN ON THE FACE OF SAID SHORT PLAT, SAID POINT BEING THE POINT OF BEGINNING;
THENCE NORTH 26°38'01" WEST ALONG SAID CENTERLINE TO THE BEGINNING OF A CURVE TO THE LEFT;
THENCE CONTINUING ALONG THE CURVE OF SAID CENTERLINE TO A POINT OF TANGENCY;
THENCE NORTH 46°05'51" WEST ALONG SAID CENTERLINE AND SAID CENTERLINE EXTENDED NORTH 46°05'51" WEST TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 1, SAID POINT BEING THE TERMINUS OF SAID LINE; EXCEPT THAT PORTION CONVEYED TO RAY S. HAMMER, JR. ET AL BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 8603050028;

TOGETHER WITH THAT PORTION OF LOT 2, SKAGIT COUNTY SHORT PLAT NO. 12-83, APPROVED NOVEMBER 19, 1984, RECORDED NOVEMBER 19, 1984 IN VOLUME 6 OF SHORT PLATS, PAGE 192, UNDER AUDITOR'S FILE NO. 8411190034, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 4 IN SECTION 7, TOWNSHIP 34 NORTH, RANGE 5 EAST, LYING NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLYMOST SOUTHWEST CORNER OF LOT 1 OF SAID SHORT PLAT; THENCE 89°54'25" EAST 326.25 FEET, PLUS OR MINUS, TO A POINT ON THE CENTERLINE OF MAPLEHILL LANE AS SHOWN ON THE FACE OF SAID SHORT PLAT, SAID POINT BEING THE POINT OF BEGINNING;
THENCE SOUTH 26°38'01" EAST ALONG SAID CENTERLINE AND SAID CENTERLINE EXTENDED TO A POINT OF CURVATURE IN SAID CENTERLINE;
THENCE CONTINUE SOUTH 26°38'01" EAST TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 2, SAID POINT BEING THE TERMINUS OF SAID LINE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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
Purpose: Underground electric transmission and/or distribution line
Recording Date: September 1, 1983
Recording No.: 8309010036

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: Underground electric transmission and/or distribution line
Recording Date: May 5, 1986
Recording No.: 8605050087

3. 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 No. 12-83:

Recording No: 8411190034

4. Covenants, conditions and restrictions 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: December 12, 1984
Recording No.: 8412120018

5. Regulatory Notice, including the terms, covenants and provisions thereof

Recording Date: December 10, 1999
Recording No.: 199912100035

6. 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

EXHIBIT "B"

Exceptions
(continued)

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."

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