

**When recorded return to:**  
Peter R. Vander Lei and Lindsey L. Vander Lei  
21954 Wylie Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3889

Aug 23 2021

Amount Paid \$6805.00

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

CHICAGO TITLE CO.  
620048048

Escrow No.: 620048048

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter T. Wassenaar and Juliana I. Wassenaar, as Co-Trustees of the Pete Wassenaar Family Revocable Trust, dated September 21, 1982

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Peter R. Vander Lei and Lindsey L. Vander Lei, a married couple

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

LOT 1, SHORT PLAT NO. PL-05-0720, APPROVED JULY 19, 2006, AND RECORDED JULY 19, 2006, UNDER AUDITOR'S FILE NO. 200607190081; AND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P16042 / 330323-4-006-0007

Subject to:

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

**STATUTORY WARRANTY DEED**

(continued)

Dated: 6/23/21

Peter T. Wassenaar and Juliana I. Wassenaar, as Co-Trustees of the Pete Wassenaar Family Revocable Trust, dated September 21, 1982

BY: Peter T. Wassenaar  
Peter T. Wassenaar  
Trustee

BY: Juliana I. Wassenaar  
Juliana I. Wassenaar  
Trustee

State of WASHINGTON  
County of SKAGIT

*See attached*

I certify that I know or have satisfactory evidence that Peter T. Wassenaar and Juliana I. Wassenaar are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee, respectively, of Peter T. Wassenaar and Juliana I. Wassenaar, as Co-Trustees of the Pete Wassenaar Family Revocable Trust, dated September 21, 1982 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Bernardino }

On June 23, 2021 before me, Lathan Mallory, Notary Public

personally appeared Peter T. Wassenaar and Juliana Wassenaar who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lathan Mallory  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

#### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signers personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits. Otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ◆ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ◆ Indicate title or type of attached document, number of pages and date.
  - ◆ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**EXHIBIT "A"**  
Exceptions

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

|                 |  |
|-----------------|--|
| In favor of:    | Puget Sound Power & Light Company  |
| Purpose:        | Electric transmission and/or distribution line, together with necessary appurtenances  |
| Recording Date: | December 18, 1929  |
| Recording No.:  | 229442, records of Skagit County, Washington   |
| Affects:        | A portion of the Southeast Quarter of the Southeast Quarter in Section 23, Township 33 North, Range 3 East of the Willamette meridian, and a portion of the North half of Section 26, Township 33 North, Range 3 East of the Willamette Meridian |
2. Lot of Record Certification:  

|                 |                |
|-----------------|----------------|
| Recording Date: | March 16, 2006 |
| Recording No.:  | 200603160029   |
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. PL-05-0720:  
  

|               |              |
|---------------|--------------|
| Recording No: | 200607190081 |
|---------------|--------------|
4. Plat Lot of Record Certification and the terms and conditions thereof:  

|                 |               |
|-----------------|---------------|
| Recording Date: | July 19, 2006 |
| Recording No.:  | 200607190082  |
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

|                 |   |
|-----------------|---|
| Purpose:        | Conservation easement                       |
| Recording Date: | July 19, 2006                               |
| Recording No.:  | 200607190083                                |
| Affects:        | Portion of said premises and other premises |
6. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Unnamed Creek.
7. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the

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

rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

8. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
9. 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."

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