

When recorded return to:
Martin Rausch
25215 Old Day Creek Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020050055

Escrow No.: 620050055

STATUTORY WARRANTY DEED

THE GRANTOR(S) Luz V. Perez, 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 Martin Rausch, 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.)

PARCEL A: PTN E 1/2 S 1/2 S 1/2 GOVT LT. 4, 5-34-5

PARCEL B: PTN SW 1/4 NW 1/4 5-34-5

Tax Parcel Number(s): P30044 \ 340505-0-016-0002, P30052 \ 340505-2-001-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5729

Dec 15 2021

Amount Paid \$8183.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December ¹⁴ 8, 2021


Luz V. Perez

State of washington
county of skagit

I certify that I know or have satisfactory evidence that

Luz V Perez
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: December 14, 2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

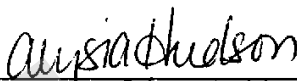

Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03 01 2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P30044 \ 340505-0-016-0002 and P30052 \ 340505-2-001-0005

PARCEL A:

THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF GOVERNMENT LOT 4,
SECTION 5, TOWNSHIP 34 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD KNOWN AS MORFORD ROAD;

ALSO EXCEPT THE EAST 60 FEET AS RESERVED BY SKAGIT COUNTY FOR ROAD PURPOSES
BY DEED RECORDED OCTOBER 24, 1939, UNDER AUDITOR'S FILE NO. 318254, RECORDS OF
SKAGIT COUNTY, WASHINGTON;

AND ALSO EXCEPT THAT PORTION CONVEYED FOR ROAD BY DEED RECORDED AUGUST 19,
1946, UNDER AUDITOR'S FILE NO. 395088, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND ALSO EXCEPT THAT PORTION CONVEYED FOR ROAD BY DEED RECORDED FEBRUARY
16, 1951, UNDER AUDITOR'S FILE NO. 457007, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

THE EAST 462 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER,
SECTION 5, TOWNSHIP 34 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING
NORTH OF THE COUNTY ROAD KNOWN AS OD DAY CREEK ROAD OR JOE JOHNSON ROAD;

EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD KNOWN AS MORFORD ROAD;

ALSO EXCEPT THE EAST 60 FEET AS RESERVED BY SKAGIT COUNTY FOR ROAD PURPOSES
BY DEED RECORDED OCTOBER 24, 1939, UNDER AUDITOR'S FILE NO. 381254, RECORDS OF
SKAGIT COUNTY, WASHINGTON;

AND ALSO EXCEPT THAT PORTION CONVEYED FOR ROAD BY DEED RECORDED AUGUST 19,
1946, UNDER AUDITOR'S FILE NO. 395088, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 set forth in a document:

In favor of: Skagit Improvement Company
Purpose: Waterline and right to take Water
Recording Date: December 22, 1915
Recording No.: 111369

The terms of said easement were modified by that certain easement dated January 29, 1920 and recorded March 12, 1920 as Auditor's No. 140126

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

In favor of: Skagit Improvement Company
Purpose: Telephone line and waterline maintenance
Recording Date: June 10, 1927
Recording No.: 204876

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

In favor of: Skagit Valley Lumber Company
Purpose: Waterline
Recording Date: April 21, 1928
Recording No.: 212600

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

In favor of: Public Utility District No. 1 of Skagit County
Purpose: Waterlines
Recording Date: April 10, 1961
Recording No.: 606231

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

In favor of: Skagit Improvement Company
Purpose: Laying and maintaining a water line and erecting and maintaining a telephone line
Recording Date: July 22, 1910
Recording No.: 80393
Affects: Exact location not disclosed on the record

EXHIBIT "B"

Exceptions
(continued)

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: United States of America
Recording Date: December 23, 1943
Recording No.: 368002

7. Notice of Moratorium on Non-Forestry Use of Land and the terms and conditions thereof:

Recording Date: November 26, 2002
Recording No.: 200211260111

8. Special Use Permit to allow temporary Placement of a mobile home for care of elderly and the terms and conditions thereof:

Recording Date: June 2, 2003
Recording No.: 200306020198

9. Accessory Dwelling Unit and the terms and conditions thereof:

Recording Date: May 21, 2010
Recording No.: 201005210084

10. 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."

EXHIBIT "B"
Exceptions
(continued)

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