

When recorded return to:
Scott Charles Sedlacek and Wendy Joan Sedlacek
1017 McGilvra Blvd. E
Seattle, WA 98112

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

**Chicago Title
620050525**

Escrow No.: 245448121

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-526

Feb 11 2022

Amount Paid \$16228.60

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark W. Tenneson, Personal Representative of the Estate of John T. Tenneson, deceased and Beverly Tenneson, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Scott Charles Sedlacek and Wendy Joan Sedlacek, 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.)

Ptn G.L. 1, 26-36-2E, W.M.

Tax Parcel Number(s): P47152 / 360226-0-040-0008

Subject to:

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: Electric transmission and/or distribution line
Recording Date: September 9, 1930
Recording No.: 236933

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

Granted to: Samish Island Water Company

STATUTORY WARRANTY DEED

(continued)

Purpose: Water mains
Recording Date: June 23, 1953
Recording No.: 489782

3. Covenants, conditions and restrictions in Contract 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: September 8, 1954
Recording No.: 520232

4. Agreement regarding Water Pipeline Easement, including the terms, covenants and provisions thereof

Recording Date: February 23, 2000
Recording No.: 200002230022

5. 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.

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 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."

STATUTORY WARRANTY DEED
(continued)

Dated: February 2, 2022

Estate of John T. Tenneson

BY: [Signature]
Mark W. Tenneson
Personal Representative

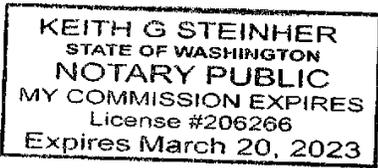
Beverly Tenneson by Kim J. Tenneson her attorney in fact
Beverly Tenneson by Kim J. Tenneson, her attorney in fact

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Mark W. Tenneson is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of Estate of John T. Tenneson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-10-22

[Signature]
Name: Keith G Steinker
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 3/20/23



State of Washington
County of Whatcom

I certify that I know or have satisfactory evidence that Kim J. Tenneson

~~(s)~~ are the person(s) who appeared before me, and said person acknowledged that ~~(he/she/they)~~ signed this instrument, on oath stated that ~~(he/she/they)~~ was authorized to execute the instrument and acknowledged it as the Attorney in Fact of Beverly Tenneson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-10-22

[Signature]

STATUTORY WARRANTY DEED

(continued)

Name: Keith G. Steinker
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 3-20-23

KEITH G STEINER
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
License #206266
Expires March 20, 2023

EXHIBIT "A"
Legal Description

Parcel A;

That portion of Government Lot 1 of Section 26, Township 36, Range 2 East W.M., described as follows:

BEGINNING at the Southeast corner of said Government Lot 1; thence North 1° 38' 45" East along the Section line a distance of 1164.02 feet to the meander corner between Sections 25 and 26 of said Township 36, Range 2 East, W.M.; thence South 82° 30' West a distance of 384.39 feet: this being the true point of beginning (said point being on the west line of that certain Tract conveyed to Charles J. Wicker and Edith F. Wicker, Husband and Wife, by Deed dated May 10, 1951 and recorded May 15, 1951 under Auditor's file Number 460912, records of said County); thence South 1° 38' 45" West a distance of 123.36 feet along the West line of said Wicker Tract; thence North 88° 21' 15" West a distance of 50.00 feet; thence North 1° 38' 45" East a distance of 115.31 feet, more or less, to the line of ordinary high tide (or high water) or the meander line whichever is the lower one of said Government Lot 1; thence East along said meander line 50.64 feet, more or less, to the West line of said Wicker Tract said point being North 1° 38' 45" East to the point of beginning; thence South 1° 38' 45" West along the West line of said Wicker Tract to point of beginning.

Situated in Skagit County, Washington.

Parcel B:

A non-exclusive easement for Road purposes to the County Road for Ingress and Egress over and across the following described Tract:

The East, 527 feet of Government Lot 1, Section 26, Township 36 North, Range 2 East W.M., lying North of H. R. Roney Road, except the East, 100 feet of the North, 478 feet thereof.

Situated in Skagit County, Washington.