

**When recorded return to:**  
Michael Schwab and Tiari Schwab  
21137 Lake Sixteen Road  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620050869

**CHICAGO TITLE**

620050869

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221238

**Mar 30 2022**

Amount Paid \$16905.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) David Skrinde, also appearing of record as Erling D. Skrinde and Tracie Skrinde, 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 Michael Schwab and Tiari Schwab, Husband and Wife as Joint Tenants with Right of Survivorship

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

LOT 32, "PLAT OF CEDAR RIDGE ESTATES DIV. NO. 1," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 147 THROUGH 152, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.


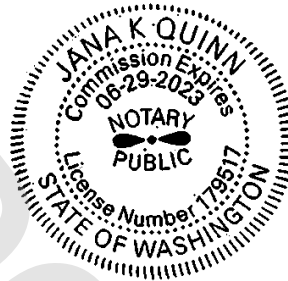
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P105734 / 4622-000-032-0001

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 3/23/22  
Erling D. Skrinde  
Tracie SkrindeState of Washington  
County of SkagitThis record was acknowledged before me on 03/23/2022 by Erling D. Skrinde and Tracie Skrinde.  
(Signature of notary public)Notary Public in and for the State of Washington  
Residing at: Arlington  
My commission expires: 06/29/2023

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

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
 Recorded: August 31, 1905  
 Auditor's No.: 53375, records of Skagit County, Washington  
 From: English Lumber Company, a Washington corporation  
 As Follows:  
 Saving and excepting out of the grant hereby made, all mines, minerals, and petroleum oils existing in the premises hereby conveyed, with power to the grantor, its successors and assigns, to take all usual, necessary, or convenient means for working, getting, laying up, dressing, making merchantable and taking away said minerals and petroleum oils, including such rights-of-way over said lands for hauling or other purposes, as may be necessary for the proper working of said mines and mineral deposits and the marketing of the products thereof  
 Affects: A portion of said plat
  
2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
 Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
 Recorded: November 20, 1913, and January 15, 1920  
 Auditor's No.: 99359  
 Auditor's No.: 138448  
 From: Port Blakley Mill Company and English Lumber Company, a Washington corporation  
 As Follows:  
 Reserving unto the vendor, its successors and assigns, all coal, mineral ores, and valuable deposits of oil and gas now known in or on said lands, or hereafter discovered therein or thereon, with the right to enter land upon said lands and mine and extract the same and to prospect therefor, the vendor for itself, its successors and assigns, covenanting to pay to the vendee, his heirs or assigns, any damage caused to the surface of said land by the removal by the vendor, its successors or assigns, of such coal, mineral, mineral ores, oil or gas, and by the operation thereof or transportation and mining the same. Said mineral rights are now vested of record in Skagit County, a Municipal corporation, through foreclosure of delinquent general taxes.  
 Affects: Portion of said plat
  
3. Easement, including the terms and conditions thereof, disclosed by instrument;  
 Recorded: May 28, 1918  
 Auditor's No.: 126981, records of Skagit County, Washington  
 In favor of: English Lumber Company, a Washington corporation  
 For: Road right-of-way  
 Affects: 40 feet in width following the line of the English Lumber Company's Railroad

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

Note: Exact location and extent of easement is undisclosed of record.

4. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: April 11, 1963  
 Auditor's No.: 634405, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: Portion of said premises and other property  
  
 The legal description contained in said easement is not sufficient to determine its exact location within said premises.
5. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: October 26, 1992  
 Auditor's No.: 9210260023, records of Skagit County, Washington  
 In favor of: Puget Sound Power and Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: 10 feet of said premises lying parallel with and adjacent to streets and right-of-way
6. Covenants, conditions, restrictions and easements 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 23, 1993  
 Recording No.: 9312230074
7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:  
  
 Imposed by: Cedar Ridge Estates Homeowners Association  
 Recording Date: December 23, 1993  
 Recording No.: 9312230074
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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

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

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF CEDAR RIDGE ESTATES DIVISION NO. 1:

Recording No: 9402040035

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. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Cedar Ridge Estate Homeowner's Association.