

**When recorded return to:**  
Roger D. Helgeson and Kerri L. Helgeson  
23078 Boyd 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.: 620051013

**CHICAGO TITLE**  
6200 51013

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gail L. Embert, 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 Roger D. Helgeson and Kerri L. Helgeson, husband and wife

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.)

Lot(s): D and Ptn. C, Revised Survey 200511080190 being a revision of Short Plat No. 134-79, in NW, 36-34-4E, W.M.

Tax Parcel Number(s): P29851 / 340436-0-006-0909

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221545

Apr 14 2022

Amount Paid \$2085.00

Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 12, 2022

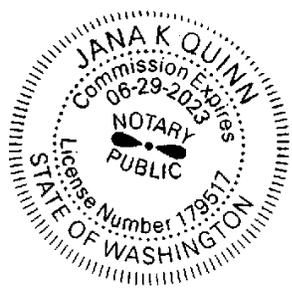
Gail L. Embert  
Gail L. Embert

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Gail L. Embert  
\_\_\_\_\_ 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: April 13 2022

Janak Quinn  
Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/19/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P29851 / 340436-0-006-0909**

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'Tract D Revised' of that Survey recorded November 8, 2005, under Skagit County Auditor's File Number 200511080190, said Survey being a revision of Skagit County Short Plat Number 134-79, which was approved February 8, 1980 and recorded February 11, 1980 in Volume 4, Page 37 of Short Plats, under Skagit County Auditor's Number 8002110042, being a portion of Government Lot 2, Section 36, Township 34 North, Range 4 East, W.M.;

TOGETHER WITH that portion of said 'Tract C Revised' described as follows:

BEGINNING at the Southeast corner of said 'Tract C Revised'; thence Northerly along the East line of said Tract, 225.59 feet, to the Southeast corner of 'Tract D Revised' of said Survey; thence along the South line of said 'Tract D Revised', North 86° 30' 00" West, 32.00 feet; Thence North 0° 39' 41" West, 179.30 feet; thence North 40° 28' 50" West, 138.00 feet, to the true point of beginning; thence North 48° 36' 17" East, 106.43 feet to the Easterly Boundary of said Survey; thence North 36° 02' 22" West, 66.00 feet; thence Southwesterly 112.4 feet, to a point 47 feet North 40° 28' 50" West of the true point of beginning; thence South 40° 28' 50" East, approximately 47 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington

**EXHIBIT "B"**  
Exceptions

1. 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 federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey 134-79:  
  
Recording No: 8002110042
2. Low Flow Mitigation Summary, including the terms, covenants and provisions thereof  
  
Recording Date: May 17, 2001  
Recording No.: 200105170153
3. Low Flow Mitigation Summary, including the terms, covenants and provisions thereof  
  
Recording Date: June 29, 2001  
Recording No.: 200106290091
4. Protected Critical Area Site Plan  
  
Recording Date: June 29, 2001  
Recording No.: 200106290151
5. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof  
  
Recording Date: November 2, 2005  
Recording No.: 200511020107  
  
Modified by Recording No. 200603230005
6. 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 federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:  
  
Recording No: 200511080190
7. Setback Easement, including the terms, covenants and provisions thereof

**EXHIBIT "B"**Exceptions  
(continued)

Recording Date: March 23, 2006  
Recording No.: 200603230004

8. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: August 18, 2016  
Recording No.: 201608180034

Being a re-recording of Recording No. 201607120024

9. Lot Certificate, including the terms, covenants and provisions thereof

Recording Date: August 24, 2016  
Recording No.: 201608240062

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."

11. City, county or local improvement district assessments, if any.
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Sidney W. Lindquist & Gail L. Embert  
Purpose: ingress and egress  
Recording Date: April 7, 2022

**EXHIBIT "B"**  
Exceptions  
(continued)

Recording No.: 202204070079  
Affects: A portion of said premises