

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223014

Jul 22 2022

Amount Paid \$10835.20
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

Jason Kumle and Mia-Marie Kumle
2014 East Silverbell Street
Palmhurst, TX 78573

GNW 22-15669

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric W. Norman and Terry Jo M. Norman, husband and wife, 23806 Thornwood Place, Sedro Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Jason Kumle and Mia-Marie Kumle, husband and wife

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

**FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.**

Abbreviated legal description: Property 1:
Lot 25, Elk Haven Estates

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P119404

Dated: 21 July 2022

Eric W. Norman

Eric W. Norman

Terry Jo M. Norman

Terry-Jo M. Norman

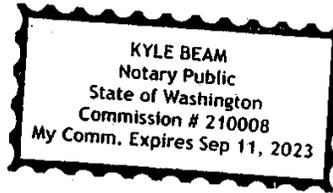
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 21 day of July, 2022 by Eric W. Norman and Terry-Jo M. Norman.

[Signature]
Signature

Notary
Title

My commission expires: 9-11-23



Statutory Warranty Deed
LPB 10-05

Order No.: 22-15669-KH

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 7902 Renic Drive, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P119404

Property Description:

Lot 25, "ELK HAVEN ESTATES", as recorded August 6, 2002 under Auditor's File No. 200208060083, records of Skagit County, Washington.

TOGETHER WITH that 30 foot wide non-exclusive easement for ingress, egress and utilities over Lot 26.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15669-KH

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EXHIBIT B

22-15669-KH

10. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 107496, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

11. Reservations in Deed conveying the Southwest 1/4 of Section 9, Township 35 North, Range 5 East, W.M., from Glacier Park Company, a Corporation, dated July 17, 1945, filed August 23, 1945, under Auditor's File No. 382733, and recorded in Volume 203 of Deeds, Page 15, substantially as follows:

"EXCEPTING and RESERVING unto the Grantor, its successors and assigns forever, all minerals of any nature whatsoever, including but not limited to, coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring and mining or otherwise extracting and carrying away the same."

The interest of Glacier Park Company as to all geothermal heat and all ores and minerals of any nature whatsoever, was conveyed to Meridian Land and Mineral Company, a Montana Corporation, by Deed recorded April 10, 1984, under Auditor's File No. 8404100073.

The interest of Glacier Park Company as to all oil, gas, other hydrocarbons and associated minerals, was conveyed to Milestone Petroleum, Inc., a Delaware Corporation, by Deed recorded April 10, 1984, under Auditor's File No. 8404100074.

12. EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA TO:

- a.) Construct, maintain, repair, rebuild, operate and patrol one line of electric transmission structures, 150 feet in width; and
- b.) The right to fell, limb and top all trees, brush and snags within 29 feet of any conductor, and
- c.) To improve, use and maintain an existing roadway, 20 feet in width, all as contained in Declaration of Taking, filed in United States District Court Cause No. 347-73C2.

13. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: Grantee: Puget Sound Energy, Inc. Dated: July 12, 1999 Recorded: August 12, 1999 Auditor's No: 199908120015
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected: The Southwest 1/4 of Section 9, Township 35 North, Range 5 East, W.M., and that portion of the North 1/2 of the Northwest 1/4 of Section 16, Township 35 North, Range 5 East, W.M., lying Northerly of State Highway 17A, as conveyed to the State of Washington for highway purposes by Deed recorded March 26, 1948, under Auditor's File No. 416167.

14. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT

PLAT/SURVEY: Plat/Subdivision Name: Elk Haven Estates

Recorded: August 6, 2002

Auditor's No: 200208060083

15. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 11, 2002

Statutory Warranty Deed
LPB 10-05

Recorded: August 6, 2002
Auditor's No: 200208060084
Executed by: Ron Valiquette and V. Valiquette

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: January 19, 2006
Recorded: February 22, 2006
Auditor's No.: 200602220047

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: July 7, 2009
Recorded: July 9, 2009
Auditor's No.: 200907090089

16. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ron Valiquette & V. Valiquette
And: Skagit County
Dated: April 19, 2002
Recorded: August 6, 2002
Auditor's No.: 200208060085
Regarding: Protected Critical Area Easement Agreement

17. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 23, 2006
Recorded: May 25, 2006
Auditor's No.: 200605250115
Executed By: Landmark Building & Development, Inc. (Affects Lots 6-12 and 34-35)

18. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 23, 2006
Recorded: May 25, 2006
Auditor's No.: 200605250116
Executed By: Landmark Building & Development, Inc. (Affects Lots 6-12 and 34-35)

19. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: June 21, 2005
Auditor's No.: 200506210025 (Affects Lots 1-4, 6-12, 15-31, 33-37)

20. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded February 6, 2006, as Auditor's File No. 200602060124.