

When recorded return to:
Thomas Elwood Ruth and Jaime Joy Ruth
23113 East Jones 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

620092790

Escrow No.: 620052790

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Eugene Rohweder, Personal Representative of The Estate of Edward A. Rohweder

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Thomas Elwood Ruth and Jaime Joy Ruth, 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 SW 1/4 SW 1/4 SEC 13-35-4E, W.M.

Tax Parcel Number(s): P36385 / 350413-0-022-0012

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224241

Oct 17 2022

Amount Paid \$7349.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 10, 2022

The Estate of Edward A. Rohweder

BY: Richard Eugene Rohweder
Richard Eugene Rohweder
Personal Representative

State of Washington
County of Skagit

This record was acknowledged before me on 10/11/2022 by Richard Eugene Rohweder as personal representative of Edward Arnold Rohweder.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

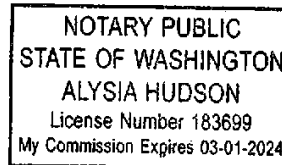


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P36385 / 350413-0-022-0012

THE NORTH 125 FEET OF THE SOUTH 266 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION 610 FEET WEST OF THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 391 FEET;

THENCE WEST 112 $\frac{4}{5}$ FEET;

THENCE SOUTH 391 FEET TO THE SOUTH LINE OF SAID SECTION 13;

THENCE EASTERLY ALONG SAID SOUTH LINE 112 $\frac{4}{5}$ FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE WEST 20 FEET OF THE EAST 722 $\frac{4}{5}$ FEET OF THE SOUTH 141 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

EXCEPT ROAD ALONG THE SOUTH LINE THEREOF.

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 granted in a document:

Granted to:	Puget Sound Power & Light Company, a Washington corporation
Purpose:	Electric transmission and/or distribution line
Recording Date:	November 18, 1970
Recording No.:	745866
Affects:	Portion of said premises

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

Granted to:	John Dee Parker and Bertie Parker, husband and wife
Purpose:	A non-exclusive easement for ingress, egress and utilities
Recording Date:	April 22, 1971
Recording No.:	751569
Affects:	Portion of said premises and other property

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

5. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not

EXHIBIT "B"

Exceptions
(continued)

include interest and penalties):

Year: 2022
Tax Account Number: P36385 / 350413-0-022-0012
Levy Code: 1335
Assessed Value-Land: \$133,400.00
Assessed Value-Improvements: \$147,700.00

General and Special Taxes: Billed: \$395.20
Paid: \$395.20
Unpaid: \$0.00

6. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 12, 2022
between Thomas Ruth Jaime Ruth ("Buyer")
Buyer Buyer
and Edward A Rohweder Estate Richard Rohweder, Executor ("Seller")
Seller Seller
concerning 23113 E. Jones Rd Sedro Woolley, Wa. 98284 (the "Property")
Address City State Zip

Buyer is aware that 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.

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Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Thomas Ruth 09/12/22
Buyer Date

Richard Rohweder PERSONAL Representative 9/13/22
Seller Date

Jaime Ruth 09/12/22
Buyer Date

Seller Date