

**When recorded return to:**  
Bradley Virgil Lenz and Cheryl Lynn Lenz  
12220 49th St NE  
Lake Stevens, WA 98258

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224837

Dec 09 2022

Amount Paid \$16460.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

**CHICAGO TITLE COMPANY**  
**500139323**

Escrow No.: 500139323

**PERSONAL REPRESENTATIVE DEED**  
**(Not Statutory)**

**THE GRANTOR(S)**

Keenan P. Walsh, as Personal Representative to The Estate B. Michael Walsh and Keenan P. Walsh,  
as Personal Representative to The Estate of Rautgunde G. Walsh

for and in consideration of

Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, bargains, sells, and conveys to

Bradley Virgil Lenz and Cheryl Lynn Lenz, a married couple

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

TRACT 4 OF SKAGIT COUNTY SHORT PLAT NO. 34-87 AS APPROVED JANUARY 14, 1988,  
AND RECORDED JANUARY 15, 1988, IN VOLUME 8 OF SHORT PLATS, PAGE 14 UNDER  
AUDITOR'S FILE NO. 8801150029, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING A  
PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION  
28, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P17392 / 330428-1-004-0223

# PERSONAL REPRESENTATIVE DEED (continued)

Subject to:

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

Dated: December 9, 2022 KPW, P.R.

The Estate B. Michael Walsh

BY: [Signature] P.R.  
Keenan P. Walsh  
Personal Representative

The Estate of Rautgunde G. Walsh

BY: [Signature] P.R.  
Keenan P. Walsh  
Personal Representative

State of WA

County of Kitsap

This record was acknowledged before me on 12-5-2022 by Keenan P. Walsh as  
Personal Representative of The Estate B. Michael Walsh.

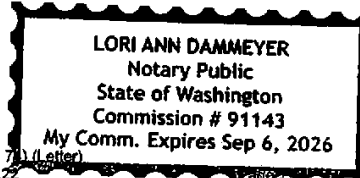
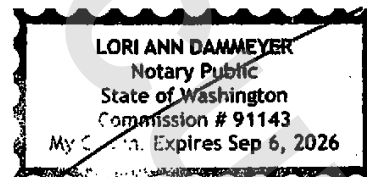
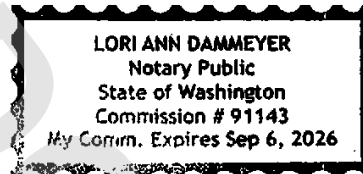
[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 9-6-26

State of WA

County of Kitsap

This record was acknowledged before me on 12-5-2022 by Keenan P. Walsh as  
Personal Representative of The Estate of Rautgunde G. Walsh.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 9-6-26



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

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: English Lumber Company, a corporation of the State of Washington  
 Recording Date: April 19, 1906  
 Recording No.: 56725

A perpetual right-of-way over said lands for logging road as now established thereon, with the right to possess, use and enjoy the same, which said right-of-way shall, and does extend for a distance of twenty five (25 feet) on each side of the center line of said road as now established. And the said party of the first part does further especially reserve unto itself, its successors and assigns, the right to remove at any time hereafter, all timber, or parts thereof, from time to time, as it may desire, now standing, growing, or being on said lands, and freely to enter on said lands, or any part thereof, for the purpose of removing said timber as aforesaid, and to construct, maintain and operate for the purposes aforesaid, such skid roads upon said lands as it may desire therefore.

The Company makes no representations about the present ownership of these reserved and excepted interests.

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

In favor of: Puget Sound Power & Light Company, a Washington corporation  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: September 23, 1977  
 Recording No.: 865376  
 Affects: Portion of said premises

3. 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 Skagit County Short Plat No. 34-87:

Recording No: 8801150029

4. Conditional Agreement Mound Fill System Installation and the terms and conditions thereof:

Recording Date: June 29, 1990  
 Recording No.: 9006290057

5. Conditional Agreement Sand Filter Sewage System Installation and the terms and conditions

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

thereof:

Recording Date: September 14, 1990  
Recording No.: 9009140047

6. Aerobic Treatment Unit Service Agreement and the terms and conditions thereof:

Executed by: AAA Mechanical and William Lloyd  
Recording Date: October 16, 2000  
Recording No.: 200010160077

7. Title Notification and the terms and conditions thereof:

Recording Date: March 1, 2001  
Recording No.: 200103010042

8. 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.

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

**EXHIBIT "A"**

**Exceptions  
(continued)**

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