

When recorded return to:
Wendy S. Morgan
28676 Bacus Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20225032

Dec 29 2022

Amount Paid \$12099.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053231

CHICAGO TITLE

620053231

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul M. Geisendorf and Rebecca Geisendorf, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Wendy S. Morgan, an unmarried person and Burton J. Pack and Beverly A. Pack, 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.)

LT 1, SHORT CARD NO. PL-14-0489, BEING A PTN SW ¼ SE ¼ SEC 11-35-5E, W.M., AKA TRACT 42, SVY REC NO. 8910230031

Tax Parcel Number(s): P38885 / 350511-4-003-0018

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 14, 2022

Paul M. Geisendorf
Paul M. Geisendorf

Rebecca Geisendorf
Rebecca Geisendorf

State of Washington
County of Skagit

This record was acknowledged before me on December 19, 2022 by Paul M. Geisendorf and Rebecca Geisendorf.

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

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38885 / 350511-4-003-0018

LOT 1, SHORT CARD NO. PL-14-0489, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER RECORDING NO. 201812190005, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, ALSO KNOWN AS A PORTION OF TRACT 42 OF SURVEY RECORDED UNDER RECORDING NO. 8910230031, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:
Executed by: Skagit County
Recording Date: February 24, 1953
Recording No.: 359932

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution lines over and/or under the right of way
Recording Date: November 18, 1986
Recording No.: 8611180008
Recording No.: 8611180010

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: January 28, 1988
Recording No.: 8801280037

4. Reservations and recitals contained in the Deed as set forth below:
Executed by: Noretap, a General Partnership
Recording Date: October 11, 1988
Recording No.: 8810110042

Said Deed was re-recorded April 16, 1991 under Recording No. 9104160086 .

5. Easement Agreement and the terms and conditions thereof:
Recording Date: February 21, 1989
Recording No.: 8902210090

Said document was modified under Recording No. 8910230016, in Recording No. 8910300086, and in Recording No. 200204160016.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution lines over and/or under right of

EXHIBIT "B"Exceptions
(continued)

way

Recording Date: June 9, 1989

Recording No.: 8906090006

7. 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 Map:

Recording No: 8910230031

8. 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: November 2, 1989

Recording No.: 8911020073

Said instrument was re-recorded on November 13, 1989 under Recording No. 8911130023 .

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

Granted to: Noretap, a General Partnership, its successors, agents, licensees and assignees

Purpose: Waterline

Recording Date: June 14, 1990

Recording No.: 9006140064

Affects: Portion of said premises

10. Title Notification regarding Development Activities on or adjacent to Designated Natural Resource Lands, and the terms and conditions thereof:

Recording Date: May 12, 2010

Recording No.: 201005120068

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

Granted to: Noretap, a Washington General Partnership consisting of Peter J.

EXHIBIT "B"Exceptions
(continued)

Poeschel and Ronald G. Schultz, both individually and as partners of Noretap
 Purpose: Access and utility easement for new road alignment
 Recording Date: August 9, 2010
 Recording No.: 201008090057

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

Granted to: Skagit County, a political subdivision of the State of Washington
 Purpose: Protected Critical Area Easement (PCA)
 Recording Date: September 5, 2018
 Recording No.: 201809050028

13. 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 Short Card No. PL14-0489:

Recording No: 201812190005

14. Plat Lot of Record Certification, including the terms, covenants and provisions thereof

Recording Date: December 19, 2018
 Recording No.: 201812190006

15. 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

EXHIBIT "B"

Exceptions
(continued)

NR Lands."

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. 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 November 17, 2022
between Wendy Morgan And Or Assigns ("Buyer")
Buyer Buyer
and Paul M Geisendorf Rebecca Geisendorf ("Seller")
Seller Seller
concerning 28676 Bacus 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.

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.

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.

Authenticated
Wendy Morgan 11/20/2022
Buyer Date

Authenticated
Paul M Geisendorf 11/20/2022
Seller Date

Authenticated

Buyer Date

Authenticated
Rebecca Geisendorf 11/20/2022
Seller Date