

When recorded return to:

Robert W. Biesiedzinski and Vivian A. Biesiedzinski
22199 Grip Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235259

Jan 23 2023

Amount Paid \$11520.00

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.: 620053324

CHICAGO TITLE

620053324

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen Garcia and Andrea Garcia, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Robert W. Biesiedzinski and Vivian A. Biesiedzinski, 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 SE, 35-36-4E, W.M.

Tax Parcel Number(s): P50679 / 360435-4-004-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 1-17-2023

X Stephen Garcia
Stephen Garcia
X Andrea Garcia
Andrea Garcia

State of Washington
County of Snohomish

This record was acknowledged before me on 1/17/2023 by Stephen Garcia and Andrea Garcia.

Donna Lee Reed
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 10/1/2023

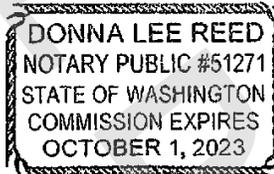


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50679 / 360435-4-004-0009

The South 150 feet of the East 135 feet of the West 465 feet of that portion of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 36 North, Range 4 East, W.M., lying Southerly of the Burlington Northern Railroad right-of-way (formerly the Northern Pacific right-of-way)

TOGETHER WITH that portion described as beginning at the Northwest corner of that parcel conveyed to Stephen Garcia and Andrea Garcia by deed recorded under Auditor's file number 9802040059 records of Skagit County;

thence North along the East line of that parcel conveyed to Kevin Hamilton by deed recorded under Auditor's file number 200505020212 records of Skagit County to the Northeast corner of said Hamilton parcel, said Northeast corner being a point 264 feet North of the South line of said section line; thence East for a distance of 149 feet parallel to the South line of said section; thence South to the North line of Gripp Road to a point being 14 feet East of the Southeast corner of said Garcia parcel; thence West along the North line of said Gripp Road to said Southeast corner of said Garcia parcel; thence North along the East line of said Garcia parcel to the Northeast corner thereof; thence West along the North line of said Garcia parcel for a distance of 135 feet more or less to the Northwest corner thereof and the true point of beginning.

EXCEPT the as-built Gripp County Road running 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: Conrad J. Ponshock and Evelyn Ponshock, husband and wife
Purpose: Water pipe
Recording Date: November 7, 1951
Recording No.: 467856
2. Grant of Interest in Will and Easement, including the terms, covenants and provisions thereof

Recording Date: October 7, 1964
Recording No.: 656841
3. Covenants, conditions and restrictions, contained in document, 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: June 24, 2009
Recording No.: 200906240076
4. Beneficial Easement, including the terms, covenants and provisions thereof

Recording Date: January 17, 2002
Recording No.: 200201170094
5. Lot Certificate, including the terms, covenants and provisions thereof

Recording Date: June 1, 2020
Recording No.: 202006010114
6. 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

EXHIBIT "B"Exceptions
(continued)

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."

7. 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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated December 1, 2022
between Stephen + Andrea Garcia ("Buyer")
and Steve and Andrea Garcia ("Seller")
concerning 22199 Olip Rd. Sedro Woolley WA 98284 (the "Property")

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.

Authentification
Robert W Biesiedzinski 12/05/22
Date
Buyer
Vivian A Biesiedzinski 12/05/22
Date
Buyer

Steve Garcia 11-28-22
Date
Seller
Andrea Garcia 11-17-22
Date
Seller