

When recorded return to:

Paul Baertsch and Natalie Baertsch
24260 Mosier Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236659

May 26 2023

Amount Paid \$8939.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
U20053936

Escrow No.: 620053936

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory K. Jahn and Michelle Dawn Jahn, 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 Paul Baertsch and Natalie Baertsch, 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.)

TRACT 2, SP NO. 93-051 **PTN NW 7-35-5**

Tax Parcel Number(s): P105928 / 350507-2-002-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 5/23/23

Gregory K. Jahn
Gregory K. Jahn

Michelle Dawn Jahn
Michelle Dawn Jahn

State of Washington
County of Skagit

This record was acknowledged before me on 05/23/2023 by
Gregory K. Jahn and Michelle Dawn Jahn
Alysia Hudson

(Signature of notary public)

Notary Public in and for the State of Washington

My commission 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): P105928 / 350507-2-002-0100

TRACT 2, SKAGIT COUNTY SHORT PLAT NO. 93-051, ACCORDING TO THE SHORT PLAT THEREOF RECORDED AUGUST 2, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 93, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves 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

Recording No.: 131411

2. 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. 93-051, recorded in Volume 11 of Short Plats, Page 93:

Recording No: 9408020033

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

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 30, 2023
between Paul Baertsch Natalie Baertsch ("Buyer")
Buyer Buyer
and Gregory K Jahn ("Seller")
Seller Seller
concerning 24260 Mosier Road 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.

Authentic: Natalie Baertsch 04/30/2023
Buyer Date

Authentic: Gregory K Jahn 04/30/23
Seller Date

Authentic: Paul Baertsch 04/30/2023
Buyer Date

Seller Date