

When recorded return to:

Chris A. Rader and Roberta A. Rader
18142 Peter Burns Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236761
Jun 02 2023
Amount Paid \$11342.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 23-18344

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles Ogren and Carol Ogren, a married couple, 4915 Samish Way, Unit #25, Bellingham, WA 98229,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Chris A. Rader and Roberta A. Rader, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF. pg. 3

Abbreviated legal description: Property 1:
Section 4, Township 33 North, Range 5 East; Ptn. Gov. Lot 4

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P17877

Dated: 6-2-2023

Charles Ogren
Charles Ogren

Carol Ogren
Carol Ogren

Statutory Warranty Deed
LPB 10-05

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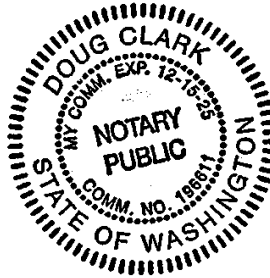
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 2nd day of June, 2023 by Charles Ogren and Carol Ogren.

Doug Clark
Signature

Notary Public
Title

My commission expires: 12-15-25



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 18142 Peter Burns Road, Mount Vernon, WA 98274
Tax Parcel Number(s): P17877

Property Description:

THAT PORTION OF TRACT 2, OF THAT CERTAIN SURVEY AS RECORDED MAY 1, 1980, IN VOLUME 3 OF SURVEYS, PAGE 35, UNDER AUDITOR'S FILE NUMBER 8005010045, RECORDS OF SKAGIT COUNTY, WASHINGTON, WHICH IS REVISION OF SURVEY RECORDED AUGUST 1, 1979, IN VOLUME 2 OF SURVEYS, PAGE 171, UNDER AUDITORS FILE NUMBER 7908010002, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WEST OF A LINE PARALLEL WITH AND 91.69 FEET WEST OF THE EAST LINE OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M.,

EXCEPT RIGHT OF WAY OF PETER BURNS ROAD, AS DELINEATED ON THE FACE OF SAID SURVEY. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

EXHIBIT B

23-18344-KH

10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Boundary Survey for Don Lanegger recorded on May 1, 1980 as Auditor's File No. 8005010045.
11. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change
in the location of the Un-named as shown on Survey across the East end of the South line, or its banks, or which may result from such change in the future.
12. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on June 27, 1984, as Auditor's File No. 8406270024.
13. Agreement, affecting subject property, regarding Private Water Systems Testing and the terms and provisions thereof between public Utility District No. 1 and Joe Cartwright, et al, recorded on February 15, 1996 as Auditor's File No. 9602150041.
14. Notice of Appropriation of Water, including provisions for dams and water lines dated November 23, 1918, and recorded November 23, 1918, as Auditor's File No. 129175. Said Notice was filed by Jennie R. Moberg on a small branch of the middle fork of Nookachamps Creek on or near the subject property.
15. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Lawrence Crane, recorded on March 19, 1996 as Auditor's File No. 9603190035.
16. Title notification that the subject property is adjacent to property designated Natural Resource Lands lands by Skagit county executed by Larry Crane recorded on January 7, 2009 as Auditor's File No. 200901070053. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.
17. Regulatory notice/agreement regarding Accessory Dwelling Unit that may include covenants, conditions and restrictions affecting the subject property, recorded on January 7, 2009 as Auditor's File No. 200901070054 .
Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.
18. Lot certification, including the terms and conditions thereof, recorded on April 5, 2019 as Auditor's File No. 201904050056. Reference to the record being made for full particulars. The company makes no determination as to its affects.

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