

**When recorded return to:**  
Michael Adam Wartchow and Dorry Lynn  
Wartchow  
618 Virginia Avenue  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236780  
Jun 05 2023  
Amount Paid \$8245.00  
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.: 620054202

**CHICAGO TITLE**  
620054202

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bruce P Savage and Cassandra D Savage, 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 Michael Adam Wartchow and Dorry Lynn Wartchow, 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 N 1/2 GOVT LT 3, 19-35-5E, W.M.

Tax Parcel Number(s): P39814 / 350519-0-189-0006

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: June 1<sup>st</sup>, 2023

Bruce P. Savage  
Bruce P Savage

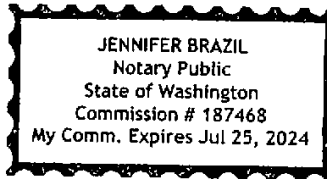
Cassandra D Savage  
Cassandra D Savage

State of Washington

County of Skagit

This record was acknowledged before me on June 1<sup>st</sup>, 2023 by Bruce P Savage and Cassandra D Savage.

Jennifer Brazil  
(Signature of notary public)  
Notary Public In and for the State of Washington  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P39814 / 350519-0-189-0006**

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THAT PORTION OF THE NORTH 1/2 OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE WICKER ROAD (ALSO KNOWN AS CEMETERY ROAD) AND THE WEST LINE OF VIRGINIA AVENUE, AS SHOWN ON THE PLAT OF "GREENSTREET'S SECOND ADDITION TO SEDRO WOOLLEY", AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY WASHINGTON;

THENCE NORTH 89°53'15" WEST ALONG SAID SOUTH LINE OF WICKER ROAD FOR A DISTANCE OF 110.00 FEET;  
THENCE SOUTH 2°48'15" EAST PARALLEL WITH SAID WEST LINE OF VIRGINIA AVENUE FOR A DISTANCE OF 250.21 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 84°46'22" EAST FOR A DISTANCE OF 107.46 FEET TO AN INTERSECTION WITH A LINE WHICH IS 2.50 FEET WEST OF AND PARALLEL TO SAID WEST LINE OF VIRGINIA AVENUE;  
THENCE SOUTH 2°48'15" EAST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 25.02 FEET;  
THENCE SOUTH 84°46'22" WEST FOR A DISTANCE OF 111.34 FEET;  
THENCE SOUTH 72°00'21" WEST 83.56 FEET;  
THENCE NORTH 89°45'15" WEST FOR A DISTANCE OF 145.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 742.5 FEET OF SAID GOVERNMENT LOT 3;  
THENCE DUE NORTH ALONG SAID EAST LINE FOR A DISTANCE OF 80.67 FEET TO A POINT WHICH IS 220.2 FEET DUE SOUTH OF SAID LINE OF WICKER ROAD;  
THENCE SOUTH 89°53'15" EAST PARALLEL TO SAID SOUTH LINE OF WICKER ROAD FOR A DISTANCE OF 225.66 FEET TO A POINT WHICH IS NORTH 2°48'15" WEST FROM THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 2°48'15" EAST FOR A DISTANCE OF 29.72 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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 the Plat of Greenstreet's Second Addition to Sedro Woolley:

Recording No: 451108

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: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system, together with the terms, conditions and allowances therein, and appurtenances thereto  
Recording Date: July 13, 1971  
Recording No.: 755268

3. Possible prescriptive ingress/egress easement rights of northerly adjoiner.

4. Certificate for Ordinance No. 1221-95 and the terms and conditions thereof:

Recording Date: February 23, 1995  
Recording No.: 9502230028

5. City of Sedro-Woolley Ordinance No. 1501-05 and the terms and conditions thereof:

Recording Date: April 4, 2005  
Recording No.: 200504040073

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 incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land

**EXHIBIT "B"**Exceptions  
(continued)

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Sedro Woolley.
9. 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 May 8, 2023

between Michael Wartchow Dorry Wartchow ("Buyer")  
Buyer Buyer  
and Cassandra Savage Bruce Savage ("Seller")  
Seller Seller  
concerning 618 Virginia Avenue 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.

Michael Wartchow 05/08/2023  
Buyer Date  
Dorry Wartchow 05/08/2023  
Buyer Date

Authenticator  
Bruce Savage 05/09/23  
Seller Date  
Authenticator  
Cassandra Savage 05/09/23  
Seller Date