

**When recorded return to:**  
Ryan Schultz and Alena Waite  
19031 33rd Ave W #314  
Lynnwood, WA 98036

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236893  
Jun 14 2023  
Amount Paid \$8850.00  
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.: 620053928

**CHICAGO TITLE**  
020053928

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard D Horak, an unmarried person and Macka Marie Uecker who acquired title as Macka Marie Uecker Butkovich Humphrey, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Ryan Schultz and Alena Waite, 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

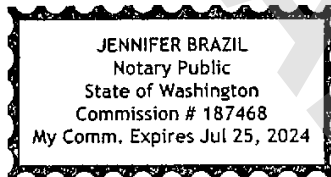
Abbreviated Legal: (Required if full legal not inserted above.)

TRACT 1, SP NO. 95-79; PTN OF SE 1/4 NE 1/4 NE 1/4 SE 1/4 OF 35-34-4E

Tax Parcel Number(s): P29750 / 340435-0-006-0009, P29752 / 340435-0-006-0207

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: June 2, 2023Richard D Horak  
Richard D HorakMacka Marie Uecker  
Macka Marie UeckerState of Washington  
County of SkagitThis record was acknowledged before me on 6-2-2023 by Richard D Horak and Macka Marie Uecker.Jennifer Brazil  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P29750 / 340435-0-006-0009 and P29752 / 340435-0-006-0207**

TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO. 95-79 AS APPROVED NOVEMBER 19, 1979, AND RECORDED NOVEMBER 19, 1979, IN VOLUME 3 OF SHORT PLATS, PAGE 212, UNDER AUDITOR'S FILE NO. 7911190061, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: August 2, 1956  
Auditor's No.: 539602, records of Skagit County, WA  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
2. Water well agreement and easement, including the terms and conditions thereof  
  
Recording Date: August 23, 1966  
Recording No.: 687271
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Kenneth Leslie Van Sinderen, et ux  
Purpose: Ingress and egress  
Recording Date: May 27, 1970  
Recording No.: 739488
4. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: January 25, 1979  
Auditor's No.: 895365, records of Skagit County, WA  
In favor of: Skagit County Sewer District No. 2  
For: Sanitary sewers, together with necessary appurtenances  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
5. Easement, including the terms and conditions thereof, disclosed by instrument  
Recorded: July 18, 1980  
Auditor's No.: 8007180049, records of Skagit County, WA  
For: Ingress, egress and utilities  
Affects: The Southerly 7 feet
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 line, together with necessary appurtenances  
Recording Date: June 22, 1982  
Recording No.: 8206220036

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

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 SKAGIT COUNTY SHORT PLAT NO. 95-79:
- Recording No: 7911190061
8. Easement, including the terms and conditions thereof, granted by instrument  
 Recorded: February 1, 1994  
 Auditor's No.: 9402010066, records of Skagit County, WA  
 In favor of: Puget Sound Power and Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: The Southerly 7 feet of said premises
9. Agreement, including the terms and conditions thereof, entered into  
 By: James M. Meranus and Meg Meranus, husband and wife  
 And between: Rick A. Hanson  
 Recorded: September 24, 1993  
 Auditor's No.: 9309240076, records of Skagit County, WA  
 Providing: Road maintenance
10. 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: September 24, 1993  
 Recording No.: 9309240076
11. 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

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

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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.