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07/14/2023 09:57 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237267

Jul 14 2023

Amount Paid \$3365.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:
Juleen Perusek
The Wibbelman Family Trust
POBOX 615
Sedro Woolley, WA 98284

**CHICAGO TITLE COMPANY
620054247**

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620054247

STATUTORY WARRANTY DEED

THE GRANTOR(S) Merritt K O'Bryan and Marcie R O'Bryan, **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 Juleen Perusek, First Successor Trustee of The Wibbelman Family Trust

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 GOV LT 1, 19-35-5E, W.M.

Tax Parcel Number(s): P39431 / 350519-0-009-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 13, 2023

Merritt K O'Bryan
Merritt K O'Bryan

Marcie R O'Bryan
Marcie R O'Bryan

State of Washington
County of Snohomish

This record was acknowledged before me on 7-13-2023 by Merritt K O'Bryan and Marcie R O'Bryan.

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

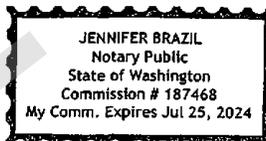


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P39431 / 350519-0-009-0004

THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,002 FEET EAST AND 942.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 19;
THENCE SOUTH 186.7 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF THE STATE HIGHWAY;
THENCE NORTHEASTERLY ALONG SAID LINE 75.2 FEET, MORE OR LESS, TO A POINT 64.5 FEET EAST (MEASURED AT RIGHT ANGLES) OF THE WEST LINE OF THE TRACT HEREIN DESCRIBED;
THENCE NORTH 148 FEET, MORE OR LESS, TO A POINT DUE EAST OF THE POINT OF BEGINNING;
THENCE WEST 64.5 FEET TO THE 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 survey:

Recording No: 8311290022

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Sedro Woolley.
4. City, county or local improvement district assessments, if any.
5. 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."

6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.