

**When recorded return to:**

Linda Abel  
Duarte Abel and Linda Abel, as Trustees of the  
2009 Abel Family Trust Dated January 7, 2009  
6282 Goodhew Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20237297  
Jul 17 2023  
Amount Paid \$6245.00  
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.: 620054548

**CHICAGO TITLE CO.**

620054548

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jacob Buffum, a married man as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Duarte N Abel and Linda A Abel, as Trustees of the Abel 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 NE 1/4 SEC 1-35-4E, W.M.

Tax Parcel Number(s): P35485 / 350401-1-002-0315

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 7.14.2023

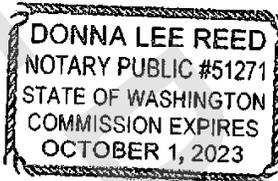
X Jacob Buffum  
Jacob Buffum

X Anissa Buffum  
Anissa Buffum

State of Washington  
County of Skaup

This record was acknowledged before me on 7.14.2023 by Jacob Buffum and Anissa Buffum.

Donna Lee Reed  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 10/1/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P35485 / 350401-1-002-0315**

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THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIPE AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 87°20'08" WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, 40.12 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 40 FEET OF SAID SUBDIVISION, AS MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 01°49'40" WEST, ALONG SAID WEST LINE, 100.31 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 100 FEET OF SAID SUBDIVISION, AS MEASURED AT RIGHT ANGLES FROM SAID NORTH LINE OF SAID SUBDIVISION, SAID INTERSECTION POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°49'40" WEST, ALONG SAID WEST LINE, 100.31 FEET; THENCE SOUTH 87°20'08" WEST, PARALLEL WITH SAID NORTH LINE OF SAID SUBDIVISION, 220.68; THENCE NORTH 1°49'40" EAST, PARALLEL WITH SAID EAST LINE OF SAID SUBDIVISION, 100.31 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 100 FEET OF SAID SUBDIVISION; THENCE NORTH 87°20'08" EAST, ALONG SAID SOUTH LINE 220.68 FEET TO THE TRUE POINT OF BEGINNING.

ALSO KNOWN AS TRACT A OF SKAGIT COUNTY SHORT PLAT NO. 53-72.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED 60 FOOT STRIP;

EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF THE ABOVE DESCRIBED PARCEL "A":

BEGINNING AT AN EXISTING IRON PIPE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 87°20'08" WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, 40.12 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 40 FEET OF SAID SUBDIVISION, AS MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 01°49'40" WEST, ALONG SAID WEST LINE 100.31 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 100 FEET OF SAID SUBDIVISION AS MEASURED AT RIGHT ANGLES FROM SAID NORTH LINE OF SAID SUBDIVISION; THENCE CONTINUE SOUTH 01°49'40" WEST, ALONG SAID WEST LINE, 90.28 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°49'40" WEST, ALONG SAID WEST LINE, 60.18 FEET; THENCE SOUTH 87°20'08" WEST, PARALLEL WITH SAID NORTH LINE OF SAID SUBDIVISION, 310.68 FEET; THENCE NORTH 01°49'40" EAST, PARALLEL WITH SAID EAST LINE OF SAID SUBDIVISION, 60.18 FEET; THENCE NORTH 87°20'08" EAST, PARALLEL WITH SAID NORTH LINE OF SAID SUBDIVISION,

**EXHIBIT "A"**  
Legal Description  
(continued)

310.68 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 Skagit County Short Plat:

Recording No: Volume 53, Page 72

2. Notice of On-Site Sewage System Status and the terms and conditions thereof:

Recording Date: September 20, 1989  
Recording No.: 8909200013

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Ingress, egress and utilities  
Recording Date: December 28, 1990  
Recording No.: 9012280070  
Affects: Southerly 10 feet of said premises

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
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 operations when performed in compliance with Best Management Practices and local, State, and Federal law.

**EXHIBIT "B"**

Exceptions  
(continued)

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."

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 29, 2023  
between Duarte N Abel Abel Family Trust Linda A Abel ("Buyer")  
Buyer Buyer  
and Jacob Buffum ("Seller")  
Seller  
concerning 6282 Goodhew 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.

Duarte N Abel 6-29-23 Jacob Buffum 06/30/23  
Buyer Date Seller Date  
Linda A. Abel 6/29/23  
Buyer Date Seller Date