

**When recorded return to:**  
Roweann A N Wagner  
24623 Ranch Lane  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20237328  
Jul 19 2023  
Amount Paid \$4804.99  
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.: 620054424

**CHICAGO TITLE**  
620054424

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tk Restorations LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Roweann A N Wagner, an unmarried person and Jeffrey  
Cunningham, an unmarried person

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 31-36-5E, W.M.

Tax Parcel Number(s): P51155 / 360531-1-002-0309

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 7-14-23

Tk Restorations LLC

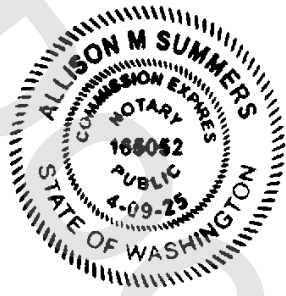
BY: [Signature]  
Thomas Knopf  
Member

BY: [Signature]  
Adria Knopf  
Member

State of Washington  
County of Skagit

This record was acknowledged before me on July 14, 23 by  
Thomas Knopf & Adria Knopf  
as Members of  
Tk Restorations, LLC

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 4-09-25



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P51155 / 360531-1-002-0309**

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 5 EAST, W. M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;  
THENCE NORTH 87°20'58" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1,645.0 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 1°08'36" WEST, A DISTANCE OF 680.0 FEET;  
THENCE NORTH 87°20'58" WEST, A DISTANCE OF 323.00 FEET;  
THENCE NORTH 1°08'36" EAST, A DISTANCE OF 680.00 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF SECTION 31;  
THENCE SOUTH 87°20'58" EAST ALONG SAID NORTH LINE, 323.00 FEET TO THE TRUE POINT OF BEGINNING.  
(ALSO KNOWN AS TRACT 27 OF HILL AND DALE RANCHETTE AS RECORDED UNDER AUDITOR'S FILE NO. 800321, RECORDS OF SKAGIT COUNTY. )

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES 60 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE EXISTING MONUMENT AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 5 EAST, W. M.;  
THENCE SOUTH 88°01'15" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1,314.37 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4;  
THENCE CONTINUE SOUTH 88°01'15" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 8.44 FEET;  
THENCE NORTH 11°44'52" EAST 20.29 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH MARGIN OF THE COUNTY ROAD (FRUITDALE ROAD);  
THENCE CONTINUE NORTH 11°44'52" EAST ALONG SAID CENTERLINE, A DISTANCE OF 1,572.80 FEET; THENCE NORTH 87°20'58" WEST, A DISTANCE OF 309.03 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS "POINT X";  
THENCE NORTH 89°20'00" WEST ALONG SAID CENTERLINE, A DISTANCE OF 1,009.93 FEET, SAID POINT BEING THE TERMINAL POINT FOR THE CENTERLINE OF THIS EASEMENT.

BEGINNING AT BEFORE MENTIONED "POINT X";  
THENCE NORTH 01°08'36" EAST ALONG SAID CENTERLINE, A DISTANCE OF 340.00 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT Y";  
THENCE CONTINUE NORTH 01°08'36" EAST ALONG SAID CENTERLINE, A DISTANCE OF 350.00 FEET, SAID POINT BEING THE TERMINAL POINT FOR THE CENTERLINE OF THIS EASEMENT.  
BEGINNING AT BEFORE MENTIONED "POINT Y";  
THENCE NORTH 87°20'58" WEST ALONG SAID CENTERLINE, A DISTANCE OF 969.00 FEET, SAID POINT BEING THE TERMINAL POINT FOR THE CENTERLINE OF THIS EASEMENT.

EXCEPT THAT PORTION OF SAID EASEMENT WHICH LIES WITHIN THE ABOVE DESCRIBED MAIN TRACT.

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

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 Hill and Dale:

Recording No: 800321

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America  
 Purpose: Electric power transmission structure  
 Recording Date: April 29, 1971  
 Recording No.: 751944  
 Affects: Portion of said premises

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

Granted to: Puget Sound Energy  
 Purpose: Utility lines and related facilities  
 Recording Date: December 6, 1974  
 Recording No.: 810883  
 Affects: Portion of said premises

4. Declaration of easements, covenants and road maintenance agreement and the terms and conditions thereof:

Recording Date: June 25, 1985  
 Recording No.: 8506250018

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 14, 1989  
 Recording No.: 8907140005

5. Agreement and the terms and conditions thereof:

Recording Date: August 24, 1992  
 Recording No.: 9208240070

6. City, county or local improvement district assessments, if any.

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

7. 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."

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 09, 2023  
between Roweann A N Wagner Jeffrey Cunningham ("Buyer")  
Buyer Buyer  
and Tk Restorations LLC ("Seller")  
Seller Seller  
concerning 24623 Ranch Lane 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.

Authentic  
Jeff Cunningham 06/09/2023  
Buyer Date

Authentic  
Thomas Knopf 06/10/23  
Seller Date

Authentic  
RoweAnn Wagner 06/09/2023  
Buyer Date

Seller Date