

When recorded return to:
Peter Janicki and Susan Jeanne Janicki
24917 Benham Rd
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237532
Aug 03 2023
Amount Paid \$13513.60
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.: 620054576

CHICAGO TITLE
620054576

STATUTORY WARRANTY DEED

THE GRANTOR(S) Harry E. Truitt, an unmarried person and Loren R. Lofgren, 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 Peter Janicki and Susan Jeanne Janicki, 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.)

PARCEL A: PTN NW 1/4 NE 1/4 SEC 7-34-5E, W.M.

PARCEL B: PTN SW 1/4 NE 1/4 SEC 7-34-5E, W.M.

PARCEL C: PTN SE 1/4 NE 1/4 SEC 7-34-5E, W.M.

Tax Parcel Number(s): P30197 / 340507-1-002-0004, P30198 / 340507-1-003-0003, P30199 /
340507-1-004-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 7-31-23

Harry E. Truitt

Loren R. Lofgren
Loren R. Lofgren

State of washington
County of Skagit

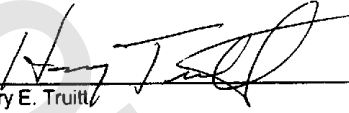
This record was acknowledged before me on 07/31/2023 by ^{aH 07/31/2023} ~~Harry E. Truitt~~ and Loren R. Lofgren.

Alisia Hudson
(Signature of notary public)
Notary Public in and for the State of washington
My commission expires: 03/01/2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

STATUTORY WARRANTY DEED
(continued)

Dated: JULY 31, 2023




Harry E. Truitt

Loren R. Lofgren

State of WASHINGTON
County of SNOHOMISH

This record was acknowledged before me on 7-31-2023 by Harry E. Truitt and ^{ljl}~~Loren R. Lofgren~~.



(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 4-29-2025

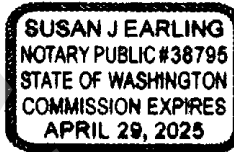


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P30197 / 340507-1-002-0004, P30198 / 340507-1-003-0003 and P30199 / 340507-1-004-0002

PARCEL A:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M.,

EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED MARCH 16, 1942, RECORDED APRIL 8, 1942 IN VOLUME 186 OF DEEDS, PAGE 129, UNDER AUDITOR'S FILE NO. 351000.

PARCEL B:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL C:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., IN SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

In favor of: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: September 26, 1924
 Recording No.: 177537
 Affects: Portion of said premises

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

In favor of: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: September 26, 1924
 Recording No.: 177539
 Affects: Portion of said premises

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

In favor of: Bratuober-Waite Lumber Company
 Purpose: Skid road or railroad for access to adjoining lands
 Recording Date: March 15, 1901
 Recording No.: 357753
 Affects: Portion of said premises

4. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Robert Parker, executor of the estate of Julia Parker, deceased
 Recording Date: April 16, 1956
 Recording No.: 534560

NOTE: This exception does not include present ownership of the above mineral rights.

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

In favor of: Pacific Northwest Pipeline Corporation
 Purpose: Pipeline or pipelines for oil, gas or products thereof
 Recording Date: September 14, 1956
 Recording No.: 541519
 Affects: Portion of said premises

EXHIBIT "B"

Exceptions
(continued)

Amended by instrument:

Recording Date: May 28, 1970
Recording No.: 739537

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

In favor of: Pacific Northwest Pipeline Corporation
Purpose: Pipeline or pipelines for oil, gas or products thereof
Recording Date: September 14, 1956
Recording No.: 541543
Affects: Portion of said premises

Amended by instrument:

Recording Date: May 28, 1970
Recording No.: 739583

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

In favor of: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 6, 1957
Recording No.: 558156
Affects: Portion of said premises

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

In favor of: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 6, 1957
Recording No.: 558157
Affects: Portion of said premises

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

In favor of: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 20, 1966

EXHIBIT "B"
Exceptions
(continued)

Recording No.: 689837
Affects: Portion of said premises

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

In favor of: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 1, 1966
Recording No.: 690366
Affects: Portion of said premises

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

Purpose: Ingress, egress and utilities
Recording No.: 7905140067
Recording No.: 8005130051
Recording No.: 8009290037
Recording No.: 8012100005
Recording No.: 8411150012
Recording No.: 9112310083
Affects: Portion of said premises

Said instrument include provisions for maintenance by the common users.

12. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

13. 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."

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