

**When recorded return to:**  
Kolby Doerge and Melissa Doerge  
13640 Bayview Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20237626  
Aug 11 2023  
Amount Paid \$10144.95  
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

**CHICAGO TITLE**  
620054645

Escrow No.: 620054645

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Neil A. Loose and Nichole D. Loose who acquired title as Nichole D. Rhoads, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Kolby Doerge and Melissa Doerge, 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.)

PTN GOVT LT 2, 5-34-3E, W.M.

Tax Parcel Number(s): P21110 / 340305-1-008-0004

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: August 10, 2023

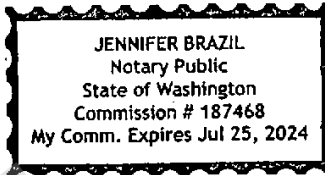
Neil A. Loose  
Neil A. Loose

Nichole D. Loose  
Nichole D. Loose

State of Washington  
County of Skagit

This record was acknowledged before me on 8-10-2023 by Neil A. Loose and Nichole D. Loose, who acquired title as Nichole D. Rhoads.

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P21110 / 340305-1-008-0004**

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THE SOUTH 232.00 FEET OF THE NORTH 262.00 FEET OF THE FOLLOWING DESCRIBED TRACT:

GOVERNMENT LOT 2, SECTION 5, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., EXCEPT THE EAST 25.06 RODS THEREOF,

AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID GOVERNMENT LOT 2 WITH THE SOUTH LINE OF THE COUNTY ROAD RUNNING ALONG THE NORTH LINE THEREOF; THENCE EAST ALONG THE SOUTH LINE OF SAID COUNTY ROAD 442 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO ROBERT L. GALBRAITH AND MARY L. GALBRAITH, HUSBAND AND WIFE, BY DEED DATED JANUARY 10, 1964, RECORDED JANUARY 16, 1964, UNDER AUDITOR'S FILE NO. 645559; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 2, TO THE SOUTH LINE THEREOF; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

AND ALSO EXCEPT ANY PORTION THEREOF LYING WITHIN LOTS 1 AND 2 OF SKAGIT COUNTY SHORT PLAT NO. 96-049, APPROVED SEPTEMBER 10, 1996, AND RECORDED OCTOBER 4, 1996 IN VOLUME 12 OF SHORT PLATS, PAGE(S) 151 AND 152, UNDER AUDITOR'S FILE NO. 9610040035,

AND ALSO EXCEPT THAT PORTION OF SAID SOUTH 232.00 FEET OF THE NORTH 262.00 FEET LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH 232.00 FEET OF THE NORTH 262.00 FEET;  
THENCE SOUTH 89°44'40" EAST 312.14 FEET ALONG THE NORTH LINE OF SAID SOUTH 232.00 FEET OF THE NORTH 262.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;  
THENCE SOUTH 05°56'27" WEST 233.15 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTH 232.00 FEET OF THE NORTH 262.00 FEET THAT IS SOUTH 89°44'40" EAST 292.36 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTH 232.00 FEET OF THE NORTH 262.00 FEET AND THE TERMINUS OF SAID LINE.

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 granted in a document:  
Purpose: To draw water from the well located on the subject property together with the right to construct and maintain a pipeline to said well and necessary plumbing  
Recording Date: September 23, 1957  
Recording No.: 556398  
Affects: Portion of said premises
2. Notice of On-Site Sewage System Status and the terms and conditions thereof  
Recording Date: December 6, 1993  
Recording No.: 9312060100
3. 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: January 27, 1994  
Recording No.: 9401270107
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: William A. Escoubas and Bettie J. Escoubas  
Purpose: Ingress, egress, utilities, well, pump house and septic drainfield  
Recording Date: November 12, 1997  
Recording No.: 9711120083
5. Protected Critical Area Site Plan and the terms and conditions thereof  
Recording Date: September 27, 1999  
Recording No.: 199909270003
6. 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: 200706180231

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

7. Notice of Airport Noise and Overflight Effects and the terms and conditions thereof

Recording Date: March 5, 2009  
Recording No.: 200903050091

8. 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."

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

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 July 7 2023  
between Kolby Doerge Melissa Doerge ("Buyer")  
Buyer Buyer  
and Neil A Loose Nichole D Rhoads ("Seller")  
Seller Seller  
concerning 13640 Bayview Rd Mount Vernon WA 98273 (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.

Authenticate  
Kolby Doerge 07/06/23  
Buyer Date  
Authenticate  
Melissa Doerge 07/06/23  
Buyer Date

Nichole D Rhoads 5/22/23  
Seller Date  
Nichole D Rhoads 5/22/2023  
Seller Date