

When recorded return to:
Katherine E. Novak
1903 S 18th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237643
Aug 11 2023
Amount Paid \$6925.00
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

CHICAGO TITLE

Escrow No.: 620054631

620054631

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert L. Fiedler, Personal Representative of The Estate of Kenneth A. Fiedler
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Katherine E. Novak, an unmarried person and Tyler J.
Amundsen, 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 E 1/2 SW 1/4 NE 1/4 SEC 29-34-4E, W.M.

Tax Parcel Number(s): P28443 / 340429-0-260-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 4, 2023

The Estate of Kenneth A. Fiedler

BY: Robert L. Fiedler, PR
Robert L. Fiedler
Personal Representative

State of Washington

County of Skagit

This record was acknowledged before me on August 4, 2023 by Robert L. Fiedler as
Personal Representative of The Estate of Kenneth A. Fiedler.

Julie M Dixon
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 2-2-2026

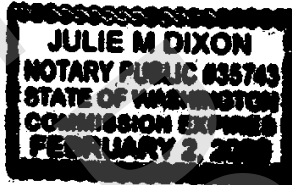


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P28443 / 340429-0-260-0008

THE SOUTH 60 FEET OF THE NORTH 120 FEET OF THAT PART OF THE EAST ½ OF THE
SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4
EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING 1318.5 FEET EAST AND 415.3 FEET NORTH OF THE CENTER OF SAID SECTION;
THENCE WEST 220.15 FEET;
THENCE SOUTH 415.13 FEET;
THENCE EAST 219.75 FEET;
THENCE NORTH 415.3 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 30 FEET FOR
ROAD.

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: Sewer line
Recording Date: January 5, 1965
Recording No.: 660524
Affects: Portion of said premises
2. 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: 8402090035
3. 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: 201205040041
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Mt Vernon.
6. City, county or local improvement district assessments, if any.
7. 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.

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

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

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 07/15/23

between Tyler J. Amundsen Katherine E. Novak ("Buyer")
Buyer Buyer

and Kenneth A Fiedler ("Seller")
Seller Seller

concerning 1903 S 18th St Mount Vernon WA 98274 (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.

Authenticator
Tyler J. Amundsen 07/15/23
Buyer Date
Authenticator
Katherine E. Novak 07/15/23
Buyer Date

Kenneth A Fiedler, PR 07/15/2023
Seller Date