

When recorded return to:

Donald K. Kaaland and Wonona L. Kaaland  
PO Box 654  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237768

Aug 22 2023

Amount Paid \$21365.00

Skagit County Treasurer

By Lena Thompson Deputy

GNW 23-18086

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia Robinson, Personal Representative of The Estate of Ruth M. Kaaland, deceased, 9744 Collins Road, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Donald K. Kaaland and Wonona L. Kaaland, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF. pg. 3

Abbreviated legal description: Property 1:  
Section 22, Township 35 North, Range 4 East - SW NE

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P37058

Dated: 8-18-23

The Estate of Ruth M. Kaaland, deceased

By: Patricia Robinson  
Patricia Robinson, Personal Representative

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-18086-KH

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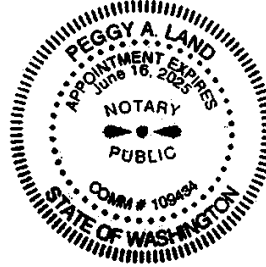
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 18 day of August, 2023 by Patricia Robinson, Personal Representative of The Estate of Ruth M. Kaaland, deceased.

Peggy A. Land  
Signature

Notary  
Title

My commission expires: June 6, 2025



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 21563 Cook Road, Sedro-Woolley, WA 98284

Tax Parcel Number(s): P37058

**Property Description:**

The West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 22, Township 35 North, Range 4 East W.M.,

EXCEPT the as built and existing County Road running along the West line thereof commonly known as the Collins Road,

AND EXCEPT the as built and Existing Road running along the South line thereof commonly known as Cook Road, a portion of which was conveyed to Skagit County by Deed recorded September 23, 1896 and June 19, 1894, in Volume 31 of Deeds, Page 619 and Volume 26 of Deeds, Page 783, records of Skagit County, Washington (the South, 20 feet of the Southeast 1/4 of the Northeast 1/4), said Road being conveyed to the State of Washington by Deed recorded September 6, 1938, in Volume 175 of Deeds, Page 303, records of Skagit County, Washington,

And ALSO EXCEPT that portion conveyed for right of way by Deed recorded November 19, 1999, under Auditor's File No. 199911190070;

And ALSO EXCEPT the following described Parcels:

**Parcel "1":**

BEGINNING at the intersection of the East line of the County Road which runs along the West line of the Southwest 1/4 of the Northeast 1/4 of said Section with the North line of said subdivision;

Thence East along said North line, 20 feet;

Thence South parallel with the East line of said Road, 20 feet;

Thence West, 20 feet to the East line of the Road;

Thence North along said East line to the point of beginning;

**Parcel "2":**

That certain 50 foot wide strip of land conveyed to the Puget Sound and Baker River Railway Company by Deed recorded July 30, 1907 under Auditor's File No. 63327, in Volume 62 of Deeds, Page 575, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**EXHIBIT B**

23-18086-KH

10. 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  
Recording Date: September 14, 1926  
Recording No.: 197187
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Cascade Natural Gas Corporation  
Purpose: as pipeline(s)  
Recording No.: 554708
12. 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: Utilities  
Filed: July 29, 1988  
Superior Court Cause No. 88-2-00344-3
13. Lot certification, including the terms and conditions thereof, recorded on December 19, 2007 as Auditor's File No. 200712190045. Reference to the record being made for full particulars. The company makes no determination as to its affects.
14. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded on June 12, 2023 as Auditor's File No. 202306120022.
15. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded on June 14, 2023 as Auditor's File No. 202306140039.
16. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:  
Recording No.: 752594  
Recording No.: 846090  
Continued:  
Recording No.: 200806100003
- Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.
- Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.
21. Any claim that the title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. §§499a,et seq.) or The Poultry and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

Statutory Warranty Deed  
LPB 10-05

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