



202308220051

08/22/2023 03:04 PM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor

When recorded return to:
Jeremy Faber and Rachael Faber
7653 Butler Hill Rd
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 7774
AUG 22 2023

Amount Paid \$ 7205.00
Skagit Co. Treasurer
By Deputy
LT

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620054523

Escrow No.: 620054523

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph H. Kutz, an unmarried person, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jeremy Faber and Rachael Faber, 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 NW 1/4 SEC 19-36-5E, W.M.

Tax Parcel Number(s): P51044 / 360519-0-009-2306

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 8-21-23

Joseph H. Kutz
Joseph H. Kutz

State of Washington
County of Skaagit

This record was acknowledged before me on August 21, 2023 by Joseph H. Kutz.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 03/01/2024

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P51044 / 360519-0-009-2306

PORTION OF NORTHWEST 1/4, SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M.,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE NORTH 85°27'52" WEST 361.92 FEET;

THENCE SOUTH 0°56'29" WEST 1410.05 FEET;

THENCE CONTINUING SOUTH 0°56'29" WEST 279 FEET;

THENCE NORTH 86°16'01" WEST 802.73 FEET;

THENCE NORTH 8°11'29" WEST 284.82 FEET;

THENCE SOUTH 86°16'01" EAST 847.99 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS PARCEL 26, SURVEY RECORDED UNDER RECORDING NO. 805666).

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:

Granted to:	Pacific Northwest Pipeline Construction
Purpose:	Pipeline
Recording Date:	September 19, 1956
Recording No.:	541755

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:	Power line right of way, 125 feet in width
Recording Date:	December 3, 1946
Recording No.:	398559

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

Granted to:	United States of America
Purpose:	Power line right of way, 137.5 feet in width
Filed Date:	August 28, 1963
Court:	District Court of the United States for the Western District of Washington, Northern Division
Case No.:	263

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

Purpose:	Ingress, egress and utilities
Recording Date:	April 20, 1976
Recording No.:	834176

said instrument is a re-recording of easement under Recording No.: 810341

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

Purpose:	ingress, egress and utilities
Recording Date:	February 15, 1977
Recording No.:	850975

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

Granted to:	Kamala, Inc.
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EXHIBIT "B"Exceptions
(continued)Recording Date: September 25, 1974
Recording No.: 807850

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

Purpose: ingress, egress and utilities
Recording Date: December 10, 1974
Recording No.: 811045

8. 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: 805665

9. 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: 805666

10. 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: 809462

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

Granted to: Northwest Pipeline Corporation, its successors and assigns
Purpose: Right-of-Way and easement
Recording Date: January 23, 2002

EXHIBIT "B"Exceptions
(continued)

Recording No.: 200201230109
Affects: Portion of said premises

12. City, county or local improvement district assessments, if any.
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 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."

