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08/24/2023 03:21 PM Pages: 1 of 5 Fees: $207.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:

Joshua Dolechek
1703 Pebble Beach Trail
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237808
Aug 24 2023
Amount Paid $8905.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 23-18271

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cody W. Corfe, as his separate estate, 3783 Upper Samish Road, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Joshua Dolechek, an unmarried person

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.

Abbreviated legal description: Property 1:
Section 6, Township 36 North, Range 5 East - Gov. Lot 7 & SE SW / Section 7, Township 36 North, Range 5 East - NE NW

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): P50881 and P50916

Dated: 8-22-23

Cody W. Corfe

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 22 day of August, 2023 by Cody W. Corfe

Signature

Notary
Title

My commission expires: June 16, 2025

PEGGY A. LAND
APPOINTMENT EXPIRES June 16, 2025
NOTARY PUBLIC
COMM # 109434
STATE OF WASHINGTON

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: NHN Washington 9, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P50881 and P50916

Property Description:

PARCEL A:

Government Lot 7 and that portion of the Southeast Quarter of the Southwest Quarter of Section 6, Township 36 North, Range 5 East of the Willamette Meridian, lying Westerly of Secondary State Highway No. 1-A, also known as the Sedro-Woolley-Wickersham Highway.

Situated in Skagit County, Washington

PARCEL B:

That portion of the Northeast Quarter of the Northwest Quarter of Section 7, Township 36 North, Range 5 East of the Willamette Meridian, lying Westerly of Secondary State Highway No. 1-A, also known as the Sedro-Woolley-Wickersham Highway.

Situated in Skagit County, Washington

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EXHIBIT B

23-18271-KH

10. Easement, including the terms and conditions thereof, disclosed by instrument(s); Recorded: December 17, 1947

Auditor's No(s).: 401061, records of Skagit County, Washington
In favor of: United States of America
For: The purpose and right to clear timber, endangering trees and brush; to grade level, cut, fill, drain build, maintain, repair and rebuild a road or highway, and such culverts, bridges, turnouts, retaining walls or other appurtenant structures as may be necessary.
Affects:
Approximately 14 feet in width, with such additional widths as are necessary to provide for cuts, fills and turnouts and for curves at the angle points over and across the Southeast Quarter of the Southwest Quarter of said Section 6 and the Northeast Quarter of the Northwest Quarter of said Section 7

11. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 10, 1947
Auditor's No(s).: 401883, records of Skagit County, Washington
In favor of: United States of America
For: Electric transmission and/or distribution line, together with necessary appurtenances Affects:
A strip of land 125 feet in width in the Southeast Quarter of the Southwest Quarter of said Section 6 and the Northeast Quarter of the Northwest Quarter of said Section 7, being 62.5 feet on each side of the center line survey line of the Arlington-Bellingham transmission line

12. Easement, including the terms and conditions thereof, disclosed by instrument(s); Recorded: September 10, 1951

Auditor's No(s).: 465450, records of Skagit County, Washington
In favor of: Bloedel Timberlands Dev. Inc.
For: Easement and right to maintain and use a roadway
Affects:
50 feet in width being 25 feet on either side of the center line of that certain existing roadway extending from State Highway 1-A in the Southeast Quarter of the Southwest Quarter of Section 6 in a Southwesterly direction over and across the South Half of the Southwest Quarter of said Section 6 and the North Half of the Northwest of said Section 7, being 62.5 feet on each side of the center line survey line of the Arlington-Bellingham transmission line

13. Easement and Agreement, including the terms and conditions thereof; entered into;
By: Lauren Erdahl and Mary Alta Gawley Erdahl, husband and wife
And Between: Columbia Valley Lumber Company
Recorded: June 16, 1955
Auditor's No.: 519505, records of Skagit County, Washington
Providing: Agreement and right to use a certain existing logging road over and across said premises

14. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 17, 1953
Auditor's No(s).: 495218, records of Skagit County, Washington
In favor of: Puget Sound Power and Light
For: Electric transmission and/or distribution line, together with necessary appurtenances Affects:
The center line of said easement is located as follows: Beginning at the intersection of the South line of the Northeast Quarter of the Northwest Quarter of said Section 7 and the center line of the Bonneville Power Administration transmission right of way; Thence North 30 degrees West to the West line of said Northeast Quarter of the Northwest Quarter.

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15. Easement, including the terms and conditions thereof, disclosed by instrument(s); Recorded: February 24, 1954
Auditor's No(s).: 498475, records of Skagit County, Washington
In favor of: United States of America
For: The purpose and right to clear timber endangering trees and brush; to grade, level, cut, fill, drain, build, maintain, repair, and rebuild a road or highway and such culverts, bridges, turnouts, retaining walls or other appurtenant structures as may be necessary
Affects:
Approximately 18 feet in width, with such additional widths as are necessary to provide for cuts, fills and turnouts and for curves at angle points over and across the Northeast Quarter of the Northwest Quarter of said Section 7

16. Easement, including the terms and conditions thereof, disclosed by instrument(s); Recorded: August 3, 1960
Auditor's No(s).: 597302, records of Skagit County, Washington
In favor of: Marty Alta Gawley Erdahl, who acquired title as Mary Gawley and Luren O. Erdahl, her husband For: Right to maintain and use a roadway
Affects:
Fifty (50) feet in width being twenty five (25) feet on either side of the center line of that certain existing roadway extending from State Highway 1-A in the Southeast Quarter of the Southwest Quarter of Section 6 in a Southwesterly direction over and across the South Half of the Southwest Quarter of said Section 6 and the North Half of the Northwest Quarter of said Section 7, lying Westerly of State Highway 1-A

17. Exceptions and reservations as contained in instrument;
Recorded: August 3, 1960
Auditor's No.: 597302, records of Skagit County, Washington
Executed By: Mary Alta Gawley Erdahl, who acquired title as Mary Gawley and Luren O. Erdahl, her husband
As Follows: Grantors reserve to themselves, their heirs, successors and assigns all existing water rights which they now have or now enjoy upon the property herein conveyed together with the pipe line and the right to enter upon said property to repair and maintain said water line.

18. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 29, 1963
Auditor's No(s).: 637448, records of Skagit County, Washington
In favor of: United States of America
For: Electric transmission and/or distribution line, together with necessary appurtenances Affects:
A strip of land 137.5 feet in width lying Westerly of and adjacent to easement described in Auditor's File No. 401883, records of Skagit County, Washington

19. 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.

20. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Doolittle Creek.

21. Agreement, including the terms and conditions thereof; entered into;
By: Skagit County, a political subdivision of the State of Washington
And Between: Blodel Timberlands Development, Inc.
Recorded: February 9, 1966
Auditor's No.: 678493, records of Skagit County, Washington

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Providing: Road use agreement
Affects: Parcel B

22. 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 30, 1993 as Auditor's File No. 9306300082.

23. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on December 8, 2017 as Auditor's File No. 201712080054 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

24. 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 September 28, 2022 as Auditor's File No. 202009280171.