

When recorded return to:

Zane H. Nispel
PO Box 225
Clearlake, WA 98235

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238385

Oct 13 2023

Amount Paid \$11075.00
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 CO.

620055033

Escrow No.: 620055033

STATUTORY WARRANTY DEED

THE GRANTOR(S) John A. Gunderson and Lydia M. Morgan, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Zane H. Nispel, an unmarried person and Chase J. Nispel, an
unmarried person

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

LOT 3, SKAGIT COUNTY SHORT PLAT NO. 90-70, APPROVED JANUARY 24, 1991, AND
RECORDED JANUARY 24, 1991, IN VOLUME 9 OF SHORT PLATS, PAGE 307, UNDER
AUDITORS FILE NO. 9101240032, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A
PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 34
NORTH, RANGE 5 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P104617 / 340506-1-002-0403

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

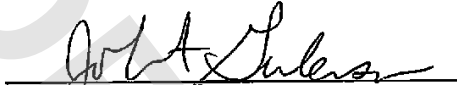


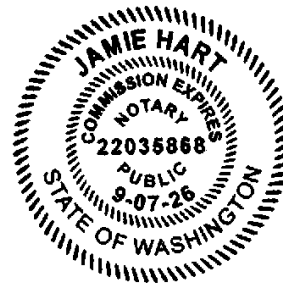
Dated: 10-6-2023
John A. Gunderson
Lydia M. MorganState of WashingtonCounty of SkaagitThis record was acknowledged before me on 10-6-2023 by John A. Gunderson and Lydia M. Morgan.
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 9-07-26

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Clear Lake Water Corporation
Purpose:	Water pipelines
Recording Date:	February 14, 1938
Recording No.:	299145
Affects:	Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Public Utility District No. 1
Purpose:	Water Pipeline
Recording Date:	August 1, 1946
Recording No.:	394566
Affects:	Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Pacific Northwest Pipeline Corporation
Purpose:	Roadway
Recording Date:	January 8, 1958
Recording No.:	560458
Affects:	Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Public Utility District No. 1
Purpose:	Pipeline right-of-way
Recording Date:	July 25, 1961
Recording No.:	610341
Affects:	Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Public Utility District No. 1 of Skagit County
Superior Court No.:	26093
Affects:	Portion of said premises
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

EXHIBIT "A"**Exceptions
(continued)**

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 Short Plat No. 90-70:

Recording No: 9101240032

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

In favor of: Daniel J. Heaton and Karen S. Heaton, husband and wife
 Purpose: Waterline and utilities
 Recording Date: March 23, 1994
 Recording No.: 9403230064
 Affects: Portion of said premises

8. Conditions of that instrument as follows:

Recording Date: March 23, 1994
 Recording No.: 9403230064

9. Skagit County Planning & Development Services and the terms and conditions thereof:

Recording Date: March 27, 2006
 Recording No.: 200603270188

10. 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."

EXHIBIT "A"

Exceptions
(continued)

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 07, 2023
between Zane H Nispel Chase J Nispel ("Buyer")
Buyer Buyer
and John A Gunderson Lydia M Morgan ("Seller")
Seller Seller
concerning 25000 Old Day Creek Rd Sedro Woolley WA 98284 (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.

Zane H Nispel 9/18/23
Buyer Date
Chase J Nispel 9/18/23
Buyer Date

John A Gunderson 09/08/23
Seller Date
Lydia M Morgan 09/08/23
Seller Date