

202401220071

01/22/2024 03:58 PM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

**When recorded return to:**

John Glenn  
24007 Martin Rd  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20249387

Jan 22 2024

Amount Paid \$8405.00  
Skagit County Treasurer  
By Candi Newcombe Deputy

Ticor Title  
RES70212201 6

**STATUTORY WARRANTY DEED**

Chicago Title  
620055338

THE GRANTOR(S) Rafael M Lopez, Jr and Cassandra A Lopez, a married couple and Rafael Cisneros, a married 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 John Glenn, an unmarried man and Ashley Isler, an unmarried woman

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 GOVT LTS 2 AND 3, 19-36-5, SKAGIT COUNTY, WA

Tax Parcel Number(s): P51064 / 360519-0-009-4211,

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 6, 2024

Rafael M Lopez, Jr  
*[Signature]*

Cassandra Lopez  
*[Signature]*

Rafael Cisneros  
*[Signature]*

State of Washington  
County of Skagit

This record was acknowledged before me on 1/6/2024 by Rafael M Lopez, Jr and Cassandra Lopez. *CS*

*[Signature]*  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 2.24.24

**NOTARY PUBLIC**  
**STATE OF WASHINGTON**  
**CHERYL A. GOODWIN**  
License Number 190358  
My Commission Expires 02-24-2024

State of Washington  
County of Skagit

This record was acknowledged before me on 1/6/2024 by Rafael Cisneros.

*[Signature]*  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 2.24.24

**NOTARY PUBLIC**  
**STATE OF WASHINGTON**  
**CHERYL A. GOODWIN**  
License Number 190358  
My Commission Expires 02-24-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P51064 / 360519-0-009-4211**

---

THAT PORTION OF GOVERNMENT LOTS 2 AND 3 IN THE WEST HALF OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3, BEING THE WEST QUARTER CORNER OF SAID SECTION;  
THENCE NORTH 05°19'33" WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 199.36 FEET;  
THENCE SOUTH 89°34'32" EAST A DISTANCE OF 570.37 FEET;  
THENCE SOUTH 17°38'56" WEST A DISTANCE OF 117.83 FEET;  
THENCE SOUTH 08°14'41" WEST A DISTANCE OF 335.79 FEET;  
THENCE NORTH 86°18'07" WEST A DISTANCE OF 470.05 FEET TO THE WEST LINE OF GOVERNMENT LOT 3;  
THENCE NORTH 00°17'36" EAST A DISTANCE OF 220 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS PARCEL NO. 43 OF THUNDER CREEK SURVEY, RECORDED IN VOLUME 1 OF SURVEYS, PAGE 85, UNDER AUDITOR'S FILE NO. 805666, RECORDS OF SKAGIT COUNTY, WASHINGTON, SUPPLEMENTED BY MAP FILED IN VOLUME 1 OF SURVEYS, PAGE 110, UNDER AUDITOR'S FILE NO. 809463, RECORDS OF SKAGIT COUNTY, WASHINGTON.)

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER, AND ACROSS A STRIP OF LAND LYING IN THE WEST HALF OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN SKAGIT COUNTY, WASHINGTON, WHICH IS 30 FEET IN WIDTH AND LIES 15 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3 IN SAID SECTION;  
THENCE NORTH 00°17'36" EAST ALONG THE WEST LINE OF SAID SECTION 283.06 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 47°09'53" EAST A DISTANCE OF 84.39 FEET;  
THENCE NORTH 17°41'16" EAST A DISTANCE OF 468.80 FEET;  
THENCE NORTH 01°40'16" EAST A DISTANCE OF 251.98 FEET;  
THENCE NORTH 06°35'29" WEST A DISTANCE OF 421.63 FEET;  
THENCE NORTH 47°33'59" WEST A DISTANCE OF 231.63 FEET TO A POINT THAT LIES 15 FEET EASTERLY OF THE WEST LINE OF SAID SECTION;  
THENCE NORTH 05°19'33" WEST PARALLEL WITH AND 15 FEET EASTERLY OF THE WEST LINE OF SAID SECTION A DISTANCE OF 1,430.91 FEET TO THE TERMINUS OF SAID EASEMENT;

AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER, AND ACROSS A STRIP OF LAND LYING IN THE WEST HALF OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN WHICH IS 60 FEET IN WIDTH, BEING 30 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3 IN SAID SECTION;  
THENCE NORTH 00°17'36" EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF

**EXHIBIT "A"**  
Legal Description  
(continued)

30.33 FEET TO THE POINT OF BEGINNING;  
THENCE NORTHERLY THE FOLLOWING COURSES AND DISTANCES:

NORTH 59°27'49" EAST A DISTANCE OF 242.43 FEET; NORTH 34°30'21" EAST A DISTANCE OF 254.74 FEET;  
NORTH 11°06'01" EAST A DISTANCE OF 416.22 FEET; NORTH 08°14'41" EAST A DISTANCE OF 628.27 FEET;  
NORTH 17°38'56" EAST A DISTANCE OF 117.83 FEET; NORTH 35°18'26" EAST A DISTANCE OF 207.71 FEET;  
NORTH 26°20'26" EAST A DISTANCE OF 157.83 FEET; NORTH 04°58'01" EAST A DISTANCE OF 326.90 FEET;  
NORTH 08°11'29" WEST A DISTANCE OF 388.04 FEET; NORTH 20°54'29" WEST A DISTANCE OF 215.68 FEET;  
NORTH 58°25'29" WEST A DISTANCE OF 13.06 FEET TO A POINT WHICH BEARS SOUTH 34°43'29" EAST FROM THE NORTHWEST CORNER OF SAID SECTION AND THE TERMINUS OF SAID EASEMENT, SAID TERMINUS HAVING A 45-FOOT TURNAROUND RADIUS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, created by various instruments  
Recorded: January 7, 1975, October 8, 1974, January 7, 1975, May 8, 1975, and December 10, 1974  
Auditor's Nos.: 812097, 808588, 812381, 817275, and 811045  
For: Ingress, egress, and utilities  
Affects: The Easterly portion of said premises
2. Easement, including the terms and conditions thereof, created by instrument  
Recorded: April 30, 1976  
Auditor's No.: 834176, records of Skagit County, WA  
In favor of: Parcel owners in Section 19, Township 36 North, Range 5 East of the Willamette Meridian  
For: Ingress, egress, and utilities  
Affects: The Easterly boundary of said premises
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: 805666  
  
And revised by Auditor's File No. 809463
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: U.S Department of Energy-Bonneville Power Administration  
Purpose: Private road  
Recording Date: March 14, 1997  
Recording No.: 9703140088
5. Grant of Easement including the terms, covenants and provisions thereof  
  
Recording Date: April 10, 2007  
Recording No.: 200704100048
6. Declaration and Grant of Easement for Access, Ingress and Egress including the terms, covenants and provisions thereof

**EXHIBIT "B"**  
Exceptions  
(continued)

Recording Date: April 27, 2012  
Recording No.: 201204270070

7. 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."