

**When recorded return to:**  
Peter Allen Omdal and Emily Catherine North  
Omdal  
1420 234th Pl SE  
Bothell, WA 98021

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20249544  
Feb 09 2024  
Amount Paid \$16326.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

**CHICAGO TITLE**  
**620055523**

Escrow No.: 620055523

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Marilyn Brown, a single woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Peter Allen Omdal and Emily Catherine North Omdal, 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.)

LT 4, 'J.T. SQUIRES UNRECORDED SUBDIVISION OF NO. SAMISH BEACH TRACTS', PTN  
GOVT LT 2 SEC-36-2E, W.M.

Tax Parcel Number(s): P46988 / 360225-0-029-0012

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: February 6, 2024

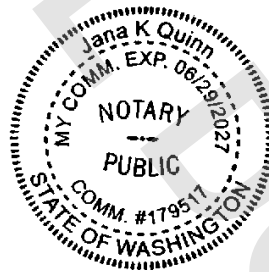
Marilyn Brown  
By Heidi Molnick Attorney in Fact  
Marilyn Brown  
BY: Heidi Molnick, Attorney in Fact

State of Washington  
County of Snohomish

This record was acknowledged before me on 02/07/2024 by Heidi Molnick  
as Attorney in Fact of Marilyn Brown.

Jana K Quinn  
(Signature of notary public)

Notary Public in and for the State of Washington  
My commission expires: 06/29/2027



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P46988 / 360225-0-029-0012**

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LOT 4 OF 'J.T. SQUIRES UNRECORDED SUBDIVISION OF NO. SAMISH BEACH TRACTS', MORE FULLY DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 25, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE MEANDER CORNER BETWEEN SECTIONS 25 AND 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.;  
THENCE SOUTH 87°33' EAST 351.2 FEET;  
THENCE NORTH 85°59' EAST 153.03 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 85°59' EAST 59.27 FEET;  
THENCE SOUTH 1°30' WEST 245.88 FEET;  
THENCE SOUTH 84°16' WEST 59.48 FEET;  
THENCE NORTH 1°30' EAST 247.65 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH ALL LAND LYING NORTH OF THE ABOVE DESCRIBED TRACT, BETWEEN THE NORTH LINE THEREOF AND THE MEANDER LINE, LYING BETWEEN THE EAST AND WEST LINES OF SAID TRACT PRODUCED NORTHERLY TO SAID MEANDER LINE.

ALSO TOGETHER WITH ALL TIDELANDS OF THE SECOND CLASS LOCATED IN FRONT OF, ADJACENT TO OR ABUTTING UPON SAID TRACT.

EXCEPT THEREFROM A STRIP OF LAND 30 FEET WIDE ACROSS THE SOUTHERLY PORTION OF SAID TRACT FOR ROAD PURPOSES.

EXCEPTING THEREFROM, THE MOBILE HOME IMPROVEMENTS, IF ANY, LOCATED WITHIN SAID LANDS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"****Exceptions**

1. An easement for road over the South 30 feet of the subject property, as reserved in a Deed from J.T. Squires, et ux, to owners of Lots in Unrecorded Subdivision of North Samish Beach, recorded April 30, 1941 and July 20, 1945, in Volume 184 of Deeds, Page 47 and Volume 202 of Deeds, Page 552, respectively.
2. 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 system  
 Recording Date: September 9, 1930  
 Recording No.: 236933  
 Affects: Portion of said premises
3. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed
 

Grantor: James T. Squire, Sr. a widower  
 Recording No.: 294000

The Company makes no representations about the present ownership of these reserved and excepted interests.
4. 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: 9407060060
5. 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: 201703270015
6. Lot of Record Certification and the terms and conditions thereof:

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

Recording Date: April 17, 2017  
Recording No.: 201704170035

7. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: June 22, 2017  
Recording No.: 201706220051

8. Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: November 9, 2021  
Recording No.: 202111090134

9. 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.

10. City, county or local improvement district assessments, if any.

11. Assessments, if any, levied by Samish Farms Water Association and/or Samish Island Water Company.



## Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.