

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249687

Feb 27 2024

Amount Paid \$2083.40

Skagit County Treasurer

By Kaylee Oudman Deputy

When recorded return to:

Carl Gessele and Melissa Prater
663 Sunset Park Dr PMB 41
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055743

CHICAGO TITLE

620055743

STATUTORY WARRANTY DEED

THE GRANTOR(S) Blake J. Musselman, a married man 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 Carl Gessele and Melissa Prater, a married couple

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

TRACT 2 OF SKAGIT COUNTY SHORT PLAT NUMBER 63-80, RECORDED IN VOLUME 5 OF
SHORT PLATS, PAGE 145 UNDER AUDITOR'S FILE NO. 8112010015 AND BEING A PORTION
OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 36
NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P49594 / 360420-2-002-2307

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 02/26/2024

Blake John Musselman
Blake J. Musselman

Brigid Goldberry Goldberry Musselman
Brigid Goldberry Musselman

State of Washington
County of Snohomish

This record was acknowledged before me on 02/26/2024 by
Blake J. Musselman and Brigid Goldberry Musselman

Colleen Blake
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 10/19/2027

COLLEEN T BLAKE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210372
COMMISSION EXPIRES 10/19/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Exceptions

1. 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 line
Recording Date: April 15, 1925
Recording No.: Volume 136, page 94
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 line
Recording Date: June 15, 1925
Recording No.: Volume 137, page 94
3. 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: Underground electric transmission and/or distribution system
Recording Date: March 27, 1937
Recording No.: Volume 171, page 622
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 Short Plat No. 63-80:

Recording No: 8112010015
5. Sewer service Agreement, including the terms, covenants and provisions thereof

Recording Date: March 25, 1977
Recording No.: 853024
6. City, county or local improvement district assessments, if any.

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 08, 2024

between Carl Gessele Melissa Prater ("Buyer")
Buyer Buyer
and Blake J. Musselman ("Seller")
Seller Seller
concerning Parson Creek Road Burlington WA 98233 (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.

Authenticator
Carl Gessele 02/08/2024
Buyer Date

[Signature] 02/09/24
Seller Date

Authenticator
Melissa Prater 02/08/2024
Buyer Date

[Signature] 02/09/24
Seller Date