

**When recorded return to:**

Jay D. Christiansen and Rebecca S. Read  
Christiansen  
514 F and S Grade Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20249693

Feb 27 2024

Amount Paid \$7589.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620055609

*Chicago Title  
620055609*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Samish River Construction LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Jay D. Christiansen and Rebecca S. Read Christiansen, 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, BAKER ESTATES SHORT PLAT, BEING PTN LT 7, PLAT OF SAMISH ESTATES

Tax Parcel Number(s): P136839 / 6085-000-007-0300

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 2/12/24

Samish River Construction LLC

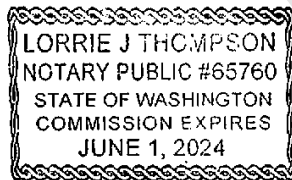
BY: Monte Petersen  
Monte Petersen  
Member

BY: Nicole Petersen  
Nicole Petersen  
Member

State of Washington  
County of Skagit

This record was acknowledged before me on February 12, 2024 by Monte Petersen and Nicole Petersen as Member and Member, respectively, of Samish River Construction LLC.

Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P136839 / 6085-000-007-0300**

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LOT 4, BAKER ESTATES SHORT PLAT, RECORDED JUNE 16, 2023 UNDER RECORDING NO. 202306160048, BEING A PORTION OF LOT 7, PLAT OF SAMISH ESTATES, RECORDED UNDER AUDITOR'S FILE NO. 202105050092, BEING PORTION OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. City of Sedro Woolley Ordinance No. 1221-95 and the terms and conditions thereof:  
Recording Date: February 23, 1995  
Recording No.: 9502230028
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Puget Sound Energy, Inc., a Washington corporation  
Purpose: One or more utility systems  
Recording Date: October 20, 2020  
Recording No.: 202010200113  
Affects: Portion 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 the Plat of Samish Estates:  
Recording No: 202105050092
4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
Recording Date: May 5, 2021  
Recording No.: 202105050093
5. Permanent Stormwater Control Facilities Operation and Maintenance (O&M) Manual for Samish Estates and the terms and conditions thereof:  
Recording Date: May 5, 2021  
Recording No.: 202105050094
6. Access, Utility & Maintenance Agreement and the terms and conditions thereof:  
Recording Date: June 16, 2023  
Recording No.: 202306160046
7. Utility & Stormwater Easement Agreement Revision and the terms and conditions thereof:

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

Recording Date: June 16, 2023  
Recording No.: 202306160047

8. 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 Baker Estates Short Plat:

Recording No: 202306160048

9. Reservations and exceptions in United States Patents or In Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by Sedro Woolley.
11. 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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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 15, 2024  
between Jay Christiansen Becky Christiansen ("Buyer")  
Buyer Buyer  
and Sanish River LLC ("Seller")  
Seller Seller  
concerning 518 F and S Grade 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.

Becky Christiansen 1/15/24 Authenticator Nicole Petersen 01/16/24  
Buyer Date Seller Date  
Jay Christiansen 1-15-24 Authenticator Monte Petersen 01/16/24  
Buyer Date Seller Date