

202404120017

04/12/2024 10:06 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
DAVID W. SIMPSON
3639 MAGNOLIA BLVD. W
SEATTLE, WA 98199

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240222
Apr 12 2024
Amount Paid \$29375.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Order No.: W-208472

Title Order No.: W-208472-1 / 211467-LT

9 pages
THE GRANTOR(S)

CHARLES R. GUSTAFSON and ALICE F. GUSTAFSON, husband and wife

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE
CONSIDERATION in hand paid, conveys, and warrants to

DAVID W. SIMPSON, an unmarried man

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

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof,
PAGE 3.

Abbreviated Legal: PTN SE 1/4, SEC. 5-36-3 (aka PROPOSED PARCEL 2, SURVEY AF #9306270044)

Tax Parcel No(s): P116348 XrefID 360305-4-004-0200, P96131 XRefID 360305-4-004-0107

Dated: March 27, 2024

ATTACHED TO SWD, W-208472

Charles R. Gustafson
CHARLES R. GUSTAFSON

Alice F. Gustafson
ALICE F. GUSTAFSON

STATE OF WASHINGTON }
COUNTY OF Whatcom } SS:

I certify that I know or have satisfactory evidence that CHARLES R. GUSTAFSON and ALICE F. GUSTAFSON the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: The 11th day of April, 2024

[Signature]
NOTARY SIGNATURE
Notary Public in and for the State of Washington
Residing at Bellingham

My appointment expires: 5-8-2025

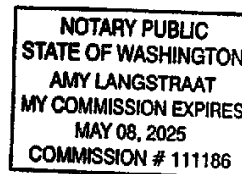


EXHIBIT "A"
Legal Description

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Parcel A:

That portion of the Southeast 1/4 of Section 5, Township 36 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southeast corner of said Southeast 1/4 of Section 5;
thence North 02°15'57" East along the East line of said Southeast 1/4 a distance of 320.06 feet to the true point of beginning;
thence leaving said East line South 75°53'50" West a distance of 802.37 feet;
thence North 89°13'20" West a distance of 1,280.21 feet;
thence North 15°00'00" East a distance of 469.96 feet;
thence South 89°13'20" East a distance of 358.68 feet;
thence South 17°47'40" East a distance of 325.76 feet;
thence North 72°12'20" East a distance of 1,030.78 feet;
thence North 36°00'00" East a distance of 913.83 feet to a point on the East line of said Southeast 1/4;
thence South 02°15'57" West along said East line a distance of 1,015.88 feet to the true point of beginning;

(Being proposed Parcel 2 of Survey recorded June 11, 1993, in Volume 14 of Surveys, page 104, under Auditor's File No. 9306110050, records of Skagit County, Washington).

Situated in Skagit County, Washington.

Parcel B:

Rights of ingress, egress and utilities disclosed in Declaration of Covenants, Conditions, Restrictions, Easements and Road Maintenance Agreement as recorded September 27, 1989, under Auditor's File No. 8909270044, records of Skagit County, Washington.

Situated in Skagit County, Washington.

SUBJECT TO:

1. Easements and reservations contained in instrument as recorded September 27, 1989, under Auditor's File No. 8909270043.
2. Declaration of Covenants, Conditions and Restrictions as recorded September 27, 1989, under Auditor's File No. 8909270044.
As amended by instruments recorded July 11, 1996, July 17, 1996 and February 17, 2011, under Auditor's File Nos. 9607110067 , 9607170108 and 201102170044.
3. A NON-EXCLUSIVE MUTUAL RECIPROCAL EASEMENT AND ROAD & POWER MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
Between: Tom Buggia and Sheila Buggia, Husband and Wife, Dan Cantrell and Anne Cantrell, Husband and Wife, Richard Sievers and Marilyn Sievers, Husband and Wife, James Unruh and Leanne Unruh, Husband and Wife, Philip Wu and Virginia Wu, Husband and Wife, South Chuckanut Joint Venture, and Rick Rockwell, a single man
Purpose: For ingress, egress and utilities over, under and across the common driveway which serves as the sole means of ingress and egress
Area Affected: 60 feet in width over, under and across certain properties
Dated: December 6, 1991
Recorded: December 6, 1991
Auditor's File No.: 9112060131
(Includes other property)
4. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantee: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Area Affected: Said Land
Dated: January 22, 1992
Recorded: January 28, 1992
Auditor's File No.: 9201280079
5. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantee: GTE Systems Northwest
Purpose: To construct, operate, maintain, replace and remove such underground telephone, telegraph and communication systems as Grantee may from time to time require, consisting of wires, cables, conduits, manholes, markers and necessary fixtures and appurtenances
Area Affected: Undisclosed
Dated: May 4, 1992
Recorded: : August 7, 1992
Auditor's File No.: 9208070064
6. Matters as disclosed by survey recorded June 11, 1993 under Auditor's File No. 9306110050, records of Skagit County, Washington.
7. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:
Recorded: March 10, 2010
Auditor's File No.: 201003100013

8. Development Activities on or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof as recorded February 16, 2011, under Auditor's File No. 201102160029.

9. Liability for lien of taxes on the timber located on the property, as in Auditor's File No. 9111260027 . The lands herein described are designated on the face of the tax rolls as forest land and the timber located thereon is not taxed as real property but will be subject to collection of a tax upon harvesting thereof. In the event that said property is removed from its present designation of forest land it may become liable to assessment of a compensating tax for prior years. Any sale or transfer of said property requires completion of an application and submission to the Skagit County Assessor on or before date of recording of such sale requesting that the classification be continued.

END OF EXHIBIT A