

**When recorded return to:**  
Andrew Kahn and Megan Hernbroth  
57966 Desert Gold Dr  
Yucca Valley, CA 92284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240955  
Jun 13 2024  
Amount Paid \$16906.10  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
CORPORATION OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
020056253

Escrow No.: 620056253

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James C. Gauthier and Cynthia M. Gauthier, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Andrew Kahn and Megan Hernbroth, a married couple

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

THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF  
SECTION 11, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

(ALSO KNOWN AS TRACT 53 OF THAT SURVEY RECORDED ON OCTOBER 23, 1989, IN  
VOLUME 9 OF SURVEYS, PAGES 51 AND 52, UNDER AUDITOR'S FILE NO. 8910230031,  
RECORDS OF SKAGIT COUNTY, WASHINGTON.).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P38880 / 350511-4-001-0010, P108088 / 350511-4-001-0200,

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 6-7-2024

James C. Gauthier  
James C. Gauthier

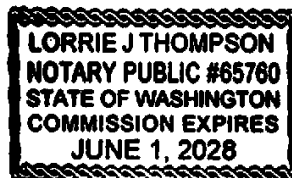
Cynthia M. Gauthier  
Cynthia M. Gauthier

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on June 7, 2024 by James C. Gauthier and Cynthia M. Gauthier.

Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of WASHINGTON  
My appointment expires: 6-1-2028



**EXHIBIT "A"**  
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington  
Recording No.: 359932

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: November 18, 1986  
Recording No.: 8611180008  
Affects: as described in said instrument

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: Electric transmission and/or distribution line  
Recording Date: November 18, 1986  
Recording No.: 8611180010  
Affects: Portion of said premises

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: November 18, 1986  
Recording No.: 8611180011

5. 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: October 11, 1988  
Recording No.: 8810110042

**EXHIBIT "A"**Exceptions  
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Noretap, a Washington general partnership  
Purpose: Utility and roadway for ingress, egress, road right-of-way purposes, together with utility easement, telephone line and storm sewer  
Recording Date: February 21, 1989  
Recording No.: 8902210090  
Affects: Portion of said premises
- and Re-Recording Date: October 23, 1989  
and Re-Recording No.: 8910230016
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument:
- Recording Date: October 23, 1989  
Recording No.: 8910230016
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 Survey:
- Recording No: 8910230031
9. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
- Grantor: State of Washington  
Recording No.: 8810110042
- and Re-Recording Date: April 16, 1991  
and Re-Recording No.: 9104160086
10. Covenants, conditions, restrictions and easements 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

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: February 21, 1989  
Recording No.: 8902210090

and Re-Recording Date: October 23, 1989  
and Re-Recording No.: 8910230016

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 30, 1989  
Recording No.: 8910300086

11. Statement of Claim to Mineral Interests, and the terms and conditions thereof:

Recording Date: October 11, 1988  
Recording No.: 8810110042

12. Protected Critical Area, and the terms and conditions thereof:

Recording Date: October 23, 1998  
Recording No.: 9810230090

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Underground electric system  
Recording Date: August 5, 1992  
Recording No.: 9208050136  
Affects: Portion of said premises

14. Title Notification, and the terms and conditions thereof:

Recording Date: April 27, 2005  
Recording No.: 200504270115

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Access and utility  
Recording Date: August 9, 2010  
Recording No.: 201008090057  
Affects: as described in said instrument

**EXHIBIT "A"**

Exceptions  
(continued)

16. The Land has been classified as Timber Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: January 23, 1996  
Recording No.: 9601230056

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

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