

POOR ORIGINAL

202406240035

06/24/2024 11:23 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:

Michael Weisenfeld
8554 Copper Lane
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241068

Jun 24 2024

Amount Paid \$8405.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-20612-TB
SEC 14, TWP 35N, R 4 EWM; NE SW
P36543 / 350414-0-010-0007

THE GRANTOR(S) **Phillip E. Krutsinger and Sandra L. Krutsinger, husband and wife,**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Michael Weisenfeld, an unmarried man**

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

That portion of the East 429 feet of the West 660 feet of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the above described tract;
thence East along the North boundary of said tract, 215 feet;
thence South on a line parallel with the West line of the above described tract, a distance of 200 feet to the true point of beginning;
thence continue South along said parallel line, a distance of 158 feet;
thence Southwesterly in a straight line to a point on the West line of the East 429 feet of the West 660 feet of the Northeast 1/4 of the Southwest 1/4 of said Section 14, that is 531 feet South of the Northwest corner thereof;
thence North along said West line to a point that is 200 feet South of the Northwest corner of said East 429 feet of the West 660 feet of the Northeast 1/4 of the Southwest 1/4;
thence East to the true point of beginning.

EXCEPT the following described property:

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

Begin at the Northeast corner of those premises conveyed to Robie Tingley by deed recorded under Skagit County Auditor's File No. 8511060039;
thence West along the North line of said Tingley property, a distance of 29 feet, more or less, to an existing fence

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line as delineated on Surveys recorded under Auditor's File Nos. 200808060055 and 201102040006;
thence South along said fence line to its terminus;
thence continue South to the North end of another segment of said fence line as delineated on said Surveys;
thence continue South along said fence line and its Southerly extension to the Southeasterly line of said Tingley property;
thence Northeasterly along said Southeasterly line to the Southeast corner of said Tingley property;
thence Northerly along the East line of said Tingley property to the point of beginning.

TOGETHER WITH a non-exclusive easement for road purposes along a road as constructed from what is known as the "Old Grade Road" lying South of the main tract above described and along the Westerly boundary of the East 429 feet of the West 660 feet of the Northeast 1/4 of the Southwest 1/4 of said Section to a point which is 605 feet South of the North line of said Northeast 1/4 of the Southwest 1/4 of said Section, and about 20 feet East of the West line of the East 429 feet of the West 660 feet of said Northeast 1/4 of the Southwest 1/4;
thence in a Northeasterly direction to a point which is 300 feet North of the Southeast corner of the North 605 feet of the West 215 feet of the East 429 feet of the West 660 feet of the Northeast 1/4 of the Southwest 1/4 of said Section.

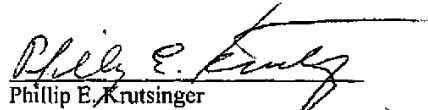
Situate in the County of Skagit, State of Washington.

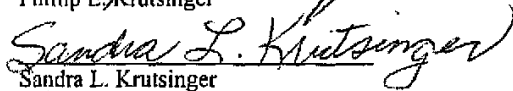
Abbreviated legal description: Property 1:
Section 14, Township 35 North, Range 4 East - NE SW

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P36543/350414-0-010-0007

Dated: 6/21/2024


Phillip E. Krutsinger


Sandra L. Krutsinger

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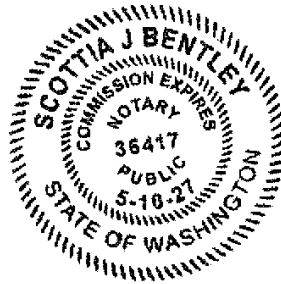
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 21st day of June, 2024 by Phillip E. Krutsinger and Sandra L. Krutsinger.

Scottie Bentley
Signature

Notary
Title

My commission expires: 05/10/27



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EXHIBIT A

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1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
9. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HERFEIN, AND INCIDENTAL PURPOSES.
For: Road purposes
In Favor Of: Walter S. Littlefield, et ux
Recorded: June 25, 1956
Auditor's No.: 537874
Affects: A strip of land 20 feet in width, reference to the record being made for full particulars
10. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.
For: Electric line
In Favor Of: Puget Sound Power & Light Company
Recorded: October 3, 1956

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Auditor's No.: 542372

Affects: Not disclosed on the record; being described as "as surveyed and agreed upon".

11. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF
Between: Walter 8. Littlefield and Lavon D. Littlefield, husband and wife
And: Inez SaCoolidge, wife of Steven SaCoolidge
Dated: August 22, 1968
Recorded: August 23, 1968
Auditor's No.: 717346
Regarding: The joint right to use, and obligation to maintain the private road running across the subject property, and to include the casement contained in the caption.
12. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.
For: Drain field and drain line
In Favor OF Jeffrey 5. Brown and Sandra Brown, husband and wife
Recorded: June 18, 1975
Auditor's No.: 819258
13. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.
For: Water right and agreement to share in costs and expense of maintaining the well and pump system
In Favor of Jeffrey S. Brown and Sandra J. Brown, his wife
Recorded: September 22, 1980
Auditor's No.: 8009220012

Said easement is a correction of an unrecorded casement dated July 18, 1968,
14. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded March 14, 2007 as Auditor's File No. 200703140048.
15. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded August 6, 2009 as Auditor's File No. 200808060055.
16. Regulatory notice/agreement regarding On-Site Sewage System Status that may include covenants, conditions and restrictions affecting the subject property, recorded September 29, 2009 as Auditor's File No. 200909290127 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.
17. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded February 4, 2011 as Auditor's File No. 201102040006.
18. Terms and Conditions of Letter of Notice recorded July 19, 2011 as Auditor's File No. 201107190012.

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19. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded November 15, 2012 under Auditor's File No. 201211150070.

End of Exhibit A