

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241102

Jun 26 2024

Amount Paid \$17305.00

Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Scott Friedl, Elizabeth Friedl, Doug Friedl, and Rosalee Friedl
29210 Bacus Road
Sedro-Woolley, WA 98284

GNW 24-20833-KM

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ricke L. Reed and Rose Ann Reed, Trustees of The Ricke L. Reed and Rose Ann Reed
Revocable Trust dated September 29, 2023, 7883 Mont Vista Drive, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to Scott Friedl and Elizabeth Friedl, a married couple, and Doug Friedl and
Rosalee Friedl, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Section 12, Township 35 North, Range 5 East - SE 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 "B"
attached hereto

Tax Parcel Number(s): P38932/P38929/P38933

Dated: 6/21/24

The Ricke L. Reed and Rose Ann Reed Revocable Trust dated September 29, 2023

By: Ricke L. Reed
Ricke L. Reed, Trustee

By: Rose Ann Reed
Rose Ann Reed, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 21 day of June, 2024 by Ricke L. Reed and Rose Ann Reed,
Trustees of The Ricke L. Reed and Rose Ann Reed Revocable Trust dated September 29, 2023.

Signature [Signature]

Title Notary

My commission expires: 6/19/25



Statutory Warranty Deed
LPB 10-05

Order No.: 24-20833-KM

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 7883 Mont Vista Drive, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P38932/P38929/P38933

Property Description:

That portion of the Southwest 1/4 of Section 12, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said section 12;
thence North 0°36'36" West along the West line of the East 1/2 of the Southwest 1/4 of said Section 12, a distance of 1,361.35 feet to the Southerly boundary of the County road, known as the Bacus Road;
thence South 81°31'19" East along the South line of said road, 351.37 feet;
thence South 0°36'36" East 871.36 feet;
thence South 89°51'51" East 945.98 feet;
thence South 1°37'28" West, 439.11 feet to the intersection with the South line of said Section 12;
thence North 89°51'51" West along said Section line, 1,275.84 feet to the true point of beginning.

Said tract also shown as Tract 75 of that certain record of survey filed October 23, 1989 in Book 9 of Surveys, pages 51 and 52, under Auditor's File No. 8910230031.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

24-20833-KM

9. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Noretap, a General Partnership

Recorded: OCTOBER 11, 1988

Auditor's No.: 8810110042

As Follows: Reserves to itself and its heirs and assigns, forever, all minerals of every nature whatsoever, including but not limited to coal, uranium, iron, natural gas and oil upon or under the property legally described on the attached Exhibit "A" pages 1 through 9.

TOGETHER WITH the right to the use of such part of the surface as may be reasonable necessary for the purpose of exploring for (by geological, geophysical or other methods) drilling for, mining, extracting and removing the same, provided however, that the land owner shall be paid, at the time or times such mining operations are commenced, the then fair market value of such portion of the surface as may be used for such operations, including any improvements thereon.

10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: October 23, 1989

Auditor's No(s): 8910230016, records of Skagit County, Washington

Said instrument is a re-recording of instrument (s);

Recorded: February 21, 1989

Auditor's File No(s): 8902210090, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: April 16, 2002

Auditor's No(s): 200204160016, records of Skagit County, Washington

11. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on June 9, 1989, as Auditor's File No. 8906090006.

12. RESERVATIONS AND EASEMENT CONTAINED IN DEED:

Recorded: September 29, 1989

Auditor's No: 8909290056

RE: Well access and usage

13. DECLARATION OF COVENANTS REQUIRING PRIVATE MAINTENANCE OF APPROVED PRIVATE ROAD AND DEDICATION TO COUNTY ROAD WHEN REQUIRED, AND THE TERMS AND CONDITIONS THEREOF:

Recorded: October 30, 1989

Auditor's No.: 8910300086

Executed By: Noretap, a Washington General Partnership

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 October 23, 1989 as Auditor's File No. 8910230031.

15. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 21, 1990

Recorded: April 19, 1990

Statutory Warranty Deed
LPB 10-05

Auditor's No: 9004190004

Executed by: Noretap, a General Partnership

16. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on October 29, 1990, as Auditor's File No. 9010290104. Said instrument is a re-recording of instrument recorded under Auditor's File No. 9009110020.

17. Regulatory notice/agreement regarding 'This parcel lies in or within 300 feet of land designated as resource lands by Skagit County' that may include covenants, conditions and restrictions affecting the subject property, recorded on February 27, 1997 as Auditor's File No. 9702270036.

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.

18. Lot certification, including the terms and conditions thereof, recorded on June 21, 2010 as Auditor's File No. 201006210032. Reference to the record being made for full particulars. The company makes no determination as to its affects.

19. Regulatory notice/agreement regarding Accessory Dwelling Unit that may include covenants, conditions and restrictions affecting the subject property, recorded on January 14, 2011 as Auditor's File No. 201101140119

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.

20. Any tax, fee, assessments or charges as may be levied by Bacus Road Maintenance.