

When recorded return to:

Noah R. Frerichs and Kjersten J. Frerichs
16471 Peterson Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241105

Jun 26 2024

Amount Paid \$22556.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-20895-KM

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michelle M. Demmert and George Grant Fletcher, III, wife and husband, PO Box 89,
Klawock, AK 99925,

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

in hand paid, conveys, and warrants to Noah R. Frerichs and Kjersten J. Frerichs, 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. pg. 3

Abbreviated legal description: Property 1:
Section 35, Township 35 North, Range 3 East - SE SW (aka Tract A SP 44-77)

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): P35379/350335-3-005-0103 & P108529/350335-3-005-1500

Statutory Warranty Deed
LPB 10-05

Order No : 24-20895-KM

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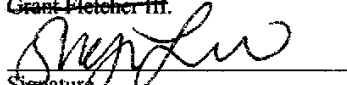
Dated: 6-19-2024


Michelle M. Demmert

George Grant Fletcher, III

STATE OF ~~WASHINGTON~~ Alaska
COUNTY OF ~~SKAGIT~~

This record was acknowledged before me on 19 day of June, 2024 by Michelle M. Demmert and ~~George Grant Fletcher III.~~


Signature

Notary
Title

My commission expires: April 6, 2026



Dated: 06 ^{10th} 2024

Michelle M. Demmert

George Grant Fletcher, III
George Grant Fletcher, III

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 10 day of June, 2024 by Michelle M. Demmert and George Grant Fletcher III.

Peggy A. Land
Signature

Notary
Title

My commission expires: June 16 2025

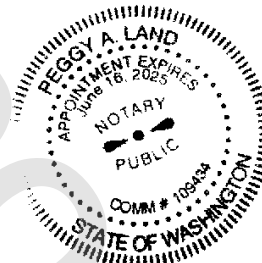


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 16471 Peterson Road, Burlington, WA 98233
Tax Parcel Number(s): P35379/350335-3-005-0103 & P108529/350335-3-005-1500

Property Description:

PARCEL A:

That portion of Lot 2-A of REVISED SHORT PLAT NO. 23-82, approved October 26, 1982, and recorded October 27, 1982, under Auditor's File No. 8210270059, in Volume 6 of Short Plats, page 19, records of Skagit County, Washington, being a portion of the Southwest Quarter of Section 35, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of Tract "A" SHORT PLAT 44-77, approved July 18, 1977, and recorded July 19, 1977, under Auditor's File No. 860873, in Volume 2 of Short Plats, page 84 (being a common corner with said Lot 2-A REVISED SHORT PLAT NO. 23-82);
Thence South 15°21'51" West 105.95 feet;
Thence South 1°31'37" East 218.17 feet to the intersection with the Westerly projection of the South line of said Tract "A" SHORT PLAT NO. 44-77;
Thence North 89°22'20" East 25.29 feet along said projected South line to the Southwest corner of said Tract "A" SHORT PLAT NO. 44-77;
Thence North 0°32'30" West 320.00 feet along the West line of said Tract "A" SHORT PLAT NO. 44-77 to the true point of beginning.

PARCEL B:

That portion of the Southeast Quarter of the Southwest Quarter of Section 35, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Commencing at the South Quarter corner of said Section 35;
Thence North 0°32'30" West along the East line of said Southeast Quarter a distance of 674 feet to the true point of beginning;
Thence continue North 0°32'30" West a distance of 320 feet;
Thence South 89°22'20" West parallel to the South line of said Southwest Quarter of Section 35 a distance of 140 feet;
Thence South 0°32'30" East a distance of 320 feet;
Thence North 89°22'20" East a distance of 140 feet to the true point of beginning.
(Also known as Tract "A" of Short Plat 44-77, approved July 18, 1977 and recorded July 19, 1977, under Auditor's File No. 860873 in Volume 2 of Short Plats, page 84, records of Skagit County, Washington).

Together with a non-exclusive easement for access and utilities, over and across the 30 foot strip of land lying West and adjoining the following described line:

Commencing at the South Quarter corner of said Section;
Thence South 89°22'20" West along the South line of said Southwest Quarter of Section 35, a distance of 140 feet to the true point of beginning of said line;
Thence North 0°32'30" West parallel to the East line of said Southwest Quarter of Section 35 a distance of 994 feet to the terminal point of said line.

ALL Situated in Skagit County, Washington

Statutory Warranty Deed
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EXHIBIT B

24-20895-KM

9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 19, 1963
Auditor's No(s): 644544, records of Skagit County, Washington
In favor of: Olympic Pipeline Company
For: Pipeline
10. 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 Short Plat 44-77 recorded on July 19, 1977 as Auditor's File No. 860873.
11. Easement, including the terms and conditions thereof, disclosed by instrument(s), Recorded: September 21, 1977 Auditor's No(s): 865225, records of Skagit County, Washington For: Access and utilities
12. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: November 27, 1978
Auditor's No(s): 891966, records of Skagit County, Washington
In favor of: Ethel M. Bouslog, a widow
For: Sewer Purposes
Affects: As located or agreed upon of sufficient width to allow maintenance and repairs
13. 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 Short Plat No. 104-78 recorded {recordingInfo!} as Auditor's File No. 8204060001.
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 Short Plat No. 23-82 recorded on October 27, 1982 as Auditor's File No. 8210270059.
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 Short Plat No. 37-82 recorded on February 17, 1984 as Auditor's File No. 8402170024.
- Said instrument was revised by Auditor's File No. 8905080014.
16. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 5, 1989
Auditor's No(s): 8909050045, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: Pipe or Pipelines
17. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on February 29, 1996 under Auditor's File No. 9602290059.
18. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on May 9, 1996 under Auditor's File No. 9605090045.

Statutory Warranty Deed
LPB 10-05

19. 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 on August 10, 2010 as Auditor's File No. 201008100010.

20. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on May 29, 2020 as Auditor's File No. 202005290060 .

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.

23. General Taxes:

Year: 2024

Amount Billed: \$11,101.26 Amount Paid: \$5,550.67

Amount Due: \$5,550.59

Tax Account No.: P35379/350335-3-005-0103

Said taxes will not become delinquent if paid on or before October 31st

24. General Taxes for the year 2024 in the amount of \$45.87, have been paid in full for Tax Account No. P108529/350335-3-005-1500.