

202408010044

08/01/2024 12:00 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:
Monte Naff
10200 Harbour Pl Apt 358
Mukilteo, WA 98275

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241614
Aug 01 2024
Amount Paid \$3204.20
Skagit County Treasurer
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620056461

Escrow No.: 620056461

STATUTORY WARRANTY DEED

THE GRANTOR(S) Douglas Tschider and Sylvia Tschider, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Monte Naff, a married man as his sole and separate property

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 32 AND THE NORTH HALF OF LOT 33, SKAGIT STEELHEAD TRACTS, RECORDED IN
VOLUME 8 OF PLATS, PAGE 10, 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): P69540 / 4012-000-033-0108

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 7-31-2024

Douglas Tschider
Douglas Tschider
Sylvia Tschider
Sylvia Tschider

State of WASHINGTON
County of SKAGIT

This record was acknowledged before me on July 31, 2024 by Douglas Tschider and Sylvia Tschider.

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

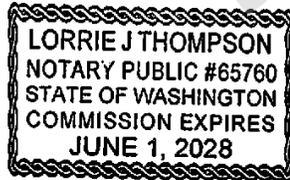


EXHIBIT "A"
Exceptions

1. 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 the Plat of Skagit Steelhead Tracts:

Recording No: 599653

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

Purpose: water well use and maintenance agreement and water pipeline
Recording Date: June 3, 1982
Recording No.: 8206030011
Affects: as described in said instrument

3. Title Notification and the terms and conditions thereof:

Recording Date: September 3, 2015
Recording No.: 201509030045

4. Protected Area Site Plan and the terms and conditions thereof:

Recording Date: October 26, 2015
Recording No.: 201510260016

5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

8. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or

EXHIBIT "A"Exceptions
(continued)

designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."