

**When recorded return to:**  
Dave E. Rude and Mo Yin Rude  
20196 East Stackpole Road  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242245

Sep 20 2024

Amount Paid \$6430.80  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620066708

Escrow No.: 620056708

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Patricia A. Franklin, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Dave E. Rude and Mo Yin Rude, a married couple

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

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

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

PTN W 1/2 NE 1/4 SW 1/4 SEC 4-33-4E, W.M.

Tax Parcel Number(s): P16283 / 330404-0-032-0013, P16270 / 330404-0-019-0002, P16271 / 330404-0-020-0009

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

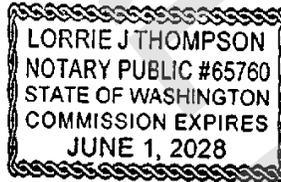
Dated: September 3, 2024

  
\_\_\_\_\_  
Patricia A. Franklin

State of Washington  
County of SKAGIT

This record was acknowledged before me on September 3, 2024 by Patricia A. Franklin.

  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P16283 / 330404-0-032-0013, P16270 / 330404-0-019-0002 and P16271 / 330404-0-020-0009**

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**PARCEL A:**

THAT PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 5 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4;  
THENCE NORTH ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 200 FEET;  
THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTH 5 ACRES TO THE EAST LINE OF THE COUNTY ROAD;  
THENCE SOUTHERLY ALONG THE EAST LINE OF SAID ROAD TO THE NORTH LINE OF THE SAID SOUTH 5 ACRES;  
THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 5 ACRES, TO THE POINT OF BEGINNING;

EXCEPT ROAD AND DITCH RIGHTS-OF WAY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL B:**

THAT PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 4, TOWNSHIP 33 NORTH, RANGE 4 EAST, W. M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 WHICH IS 200 FEET SOUTH OF THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4;  
THENCE WEST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 TO THE EASTERLY LINE OF THE COUNTY ROAD;  
THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID COUNTY ROAD A DISTANCE OF 295 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE CONTINUE SOUTHERLY ALONG THE EASTERLY LINE OF SAID COUNTY ROAD TO A POINT (MEASURED AT RIGHT ANGLES) 200 FEET NORTH OF THE NORTH LINE OF THE SOUTH 5 ACRES OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4;  
THENCE EAST ALONG A LINE PARALLEL TO AND 200 FEET NORTH OF THE NORTH LINE OF SAID SOUTH 5 ACRES TO THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4;  
THENCE NORTH ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 TO A POINT EAST OF THE POINT OF BEGINNING;  
THENCE WEST TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Drainage District No. 17  
Purpose: Ditch or flume  
Recording Date: January 20, 1951  
Recording No.: 455958  
Recording No.: 455959
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Adjacent property owner  
Purpose: Roadway and use of bridge  
Recording Date: May 21, 1952  
Recording No.: 475399
  
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: Anchor with guy wire  
Recording Date: October 18, 1962  
Recording No.: 627733
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Drainage District No. 17 of Skagit County  
Purpose: Ditch  
Recording Date: January 20, 1951  
Recording No.: 455956
  
5. Notice of On-Site Sewage System Maintenance Agreement and the terms and conditions thereof:  
  
Recording Date: April 12, 2018  
Recording No.: 201804120033
  
6. Lot of Record Certification and the terms and conditions thereof:  
  
Recording Date: May 14, 2018  
Recording No.: 201805140117
  
7. Protected Critical Area Site Plan and the terms and conditions thereof:

**EXHIBIT "B"**

Exceptions  
(continued)

Recording Date: October 19, 2018  
Recording No.: 201810190063

8. Drinking Water System Notice to future property owners and the terms and conditions thereof:

Recording Date: August 26, 2022  
Recording No.: 202208260191

9. Title Notification, including the terms, covenants and provisions thereof

Recording Date: October 26, 2022  
Recording No.: 202210260033

10. Accessory Dwelling Unit and the terms and conditions thereof:

Recording Date: October 26, 2022  
Recording No.: 202210260034

11. Surface Water Source Limited Mitigation Summary and the terms and conditions thereof:

Recording Date: February 9, 2023  
Recording No.: 202302090033

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

Granted to: Skagit County, a political subdivision of the State of Washington  
Purpose: temporary easement  
Recording Date: June 10, 2024  
Recording No.: 202406100026  
Affects: Portion of said premises

13. 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 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,

**EXHIBIT "B"**  
Exceptions  
(continued)

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."

14. The Land has been classified as Farm and Agriculture 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 No.: 9104250073

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.

15. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2024  
Tax Account No.: P16270 / 330404-0-019-0002  
Levy Code: 2665  
Assessed Value-Land: \$5,500.00  
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$11.80  
Paid: \$11.80  
Unpaid: \$0.00

16. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2024  
Tax Account No.: P16271 / 330404-0-020-0009  
Levy Code: 2665  
Assessed Value-Land: \$25,300.00

**EXHIBIT "B"**  
Exceptions  
(continued)

Assessed Value-Improvements: \$0.00

General and Special Taxes:  
Billed: \$38.94  
Paid: \$38.94  
Unpaid: \$0.00

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