

When recorded return to:
Tara Christofferson and Jacob Christofferson
13820 51st Drive NE
Marysville, WA 98271

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242625
Oct 18 2024
Amount Paid \$4565.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620057336

Escrow No.: 620057336

STATUTORY WARRANTY DEED

THE GRANTOR(S) Monica Strom, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Tara Christofferson and Jacob Christofferson, 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 SE 1/4 NW 1/4 SEC 7-36-5E, W.M.

Tax Parcel Number(s): P50907 / 360507-0-014-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 17, 2024

Monica Strom
Monica Strom

State of Washington

County of Whatcom

This record was acknowledged before me on 10/17/2024 by Monica Strom.

Lisa C Salisbury
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7/28/2025

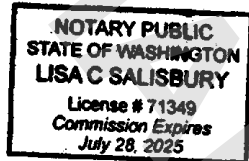


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50907 / 360507-0-014-0000

COMMENCING AT A POINT ON THE WEST LINE OF THE COUNTY ROAD ABOUT 600 FEET SOUTHWESTERLY ALONG THE SAID ROAD FROM WHERE THE ROAD CROSSES THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., WHERE THE CREEK CROSSES SAID ROAD;

THENCE RUNNING NORTHWESTERLY ALONG THE CENTER LINE OF SAID CREEK TO THE WEST LINE OF LOT 2 IN SAID SECTION 7;
THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF LOT 2 IN SAID SECTION 7;
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE COUNTY ROAD;
THENCE SOUTHWESTERLY ALONG SAID ROAD TO THE POINT OF BEGINNING;

EXCEPT THAT STRIP OF LAND FOR ROAD PURPOSES, 50 FEET IN WIDTH, CONVEYED TO BLOEDEL TIMBERLANDS DEVELOPMENT, INC., A CORPORATION, BY DEED RECORDED UNDER RECORDING NO. 414641, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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: United States of America
Purpose: Transmission Line
Recording Date: May 15, 1946
Recording No.: 391877
Affects: Tract No. AB-163

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution system
Recording Date: November 17, 1953
Recording No.: 495219

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

Granted to: United States of America
Purpose: Transmission Line
Recording Date: May 27, 1963
Recording No.: 636486
Affects: Portion of said premises lying within the southeast quarter of the northwest quarter of said section

4. 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 Survey:

Recording No: 202102240124

5. Regulatory Notice/Agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure and the terms and conditions thereof:

Recording Date: October 16, 2019
Recording No.: 201910160098

6. Skagit County Planning & Development Services Lot of Records Certification and the terms and conditions thereof:

EXHIBIT "B"
Exceptions
(continued)

Recording Date: December 23, 2020
Recording No.: 202012230012

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Utility System
Recording Date: July 20, 2021
Recording No: 202107200125
Affects: Portion of said premises

8. 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.

9. 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, 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."

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

11. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.