

When recorded return to:
Peeyush Kumar
12723 42nd Ave NE
Seattle, WA 98125

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057464

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250111

Jan 15 2025

Amount Paid \$12997.40

Skagit County Treasurer

By BELEN MARTINEZ Deputy

CHICAGO TITLE
620057464

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ruth Ann Schreuder, who also appears of record as Ruth Ann Burley, as a separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Peeyush Kumar, an unmarried person

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. NW, 16-36-3E, W.M.

Tax Parcel Number(s): P47924 / 360316-0-010-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 1-14-25

Ruth Ann Burley
RuthAnn Burley

State of Washington

County of SKAGIT

This record was acknowledged before me on JANUARY 14, 2025 by RuthAnn Burley.

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

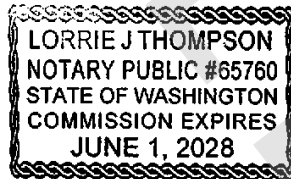


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P47924 / 360316-0-010-0005

Parcel A:

That portion of Government Lot two (2) and of the Northeast quarter (NE 1/4) of the Northwest quarter (NW 1/4) of Section Sixteen (16), Township Thirty-six (36) North Range Three (3) East of the Willamette Meridian, described as follows:

Beginning at a point which is 1738.48 feet East and 1386.36 feet South from the Northwest corner of said Section 16;
thence North 23°00' West, 147.79 feet;
thence North 52°34' East 126.19 feet;
thence South 37°26' East 143.12 feet;
thence South 52°34' West 163.03 feet, more or less, to the point of beginning.
(Bearings are referred to the North line of the Northwest quarter of Section 16 as bearing South 89°18' East)

Situated in Skagit County, Washington.

Parcel B:

That portion of the East 1/2 of the Northwest 1/4 of Section 16, Township 36 North, Range 3 East, Willamette Meridian, Skagit County, State of Washington, more particularly described as follows:

Commencing at a point 1386.36 feet South and 1738.48 East of the Northwest corner of said Section 16;
thence along the Westerly line of a lot Deeded to Jerry V. Schreuder North 23° 00' West 147.49 feet to the Northwest corner of said lot;
thence along the Northerly line of said Lot North 52° 34' East 54.60 feet to the True Point of Beginning;
thence North 12° 00' West 60.00 feet;
thence North 82° 00' East 72.98 feet;
thence South 31° 10' East 162.42 feet to the Southeast corner of said lot
thence along the Easterly line of said lot North 37°26' West 143.12 feet to the Northeast corner of said lot;
thence along the Northerly line of said lot South 52° 34' West 71 feet to The Point of Beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Pacific Telephone & Telegraph Company
Purpose: telephone line consisting of poles, wires, etc.
Recording Date: August 29, 1914
Recording No.: 104347

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: State Division of Forestry
Purpose: Road to be used for fire protection
Recording Date: January 29, 1941
Recording No.: 334573

3. Right of Way for water pipeline, including the terms, covenants and provisions thereof
Recording Date: February 24, 1949
Recording No.: 428251

4. Covenants, conditions and restrictions, **contained in Deed**, 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: March 14, 1949
Recording No.: 428915

5. Easement for ingress and egress, together with Maintenance Agreement, for private road, including the terms, covenants and provisions thereof
Recording Date: September 24, 1969
Recording No.: 731369

6. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof
Recording Date: February 8, 1985
Recording No.: 8502080060

7. Easement Agreement, including the terms, covenants and provisions thereof
Recording Date: June 19, 1985
Recording No.: 8506190058

EXHIBIT "B"Exceptions
(continued)

Amended by Recording No. 8512230041

8. Water Easement Agreement, including the terms, covenants and provisions thereof

Recording Date: October 10, 1988
Recording No.: 8810100069

9. 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: 201104070072

10. 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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.