

When recorded return to:
Jonathan Wolman
P.O Box 3207
Wenatchee, WA 98807

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250245
Jan 30 2025
Amount Paid \$12143.00
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

Escrow No.: 620057972

CHICAGO TITLE CO.

620057972

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bryce Ellis Waite and Laura Elizabeth Waite, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jonathan Wolman, 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.)

LT 2, SHORT CARD NO. PL08-0415, BEING PTN LTS 1 & 5, WM. SHAUGER ACREAGE,
CLEAR LAKE, WASH.

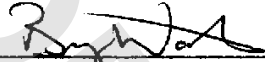
Tax Parcel Number(s): P24566 / 3997-000-001-0000

Subject to:


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

STATUTORY WARRANTY DEED

(continued)

Dated: 1/21/25

Bryce Ellis Waite



Laura Elizabeth Waite

State of WashingtonCounty of KingThis record was acknowledged before me on 1/21/25 by Bryce Ellis Waite and Laura Elizabeth Waite.

(Signature of notary public)

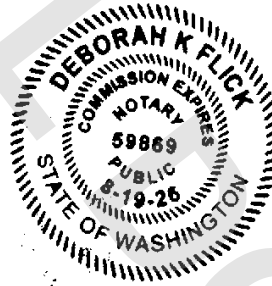
Notary Public in and for the State of WAMy commission expires: 8/19/26

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P24566 / 3997-000-001-0000

LOT 2, SHORT CARD NO. PL08-0415, APPROVED ON MARCH 2, 2009 AND RECORDED MARCH 4, 2009, UNDER AUDITOR'S FILE NO. 200903040074, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF LOT 1, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT THAT PORTION OF SAID LOT 2, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2;
THENCE NORTH 0°02'44" WEST ALONG THE WEST LINE OF SAID LOT A DISTANCE OF 13.17 FEET;
THENCE SOUTH 89°16'15" WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 104.64 FEET;
THENCE SOUTH 0°43'45" EAST PERPENDICULAR TO SAID SOUTH LINE A DISTANCE OF 13.16 FEET TO SAID SOUTH LINE;
THENCE SOUTH 89°16'15" WEST ALONG SAID SOUTH LINE A DISTANCE OF 104.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 5, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5;
THENCE SOUTH 89°16'15" WEST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 93.91 FEET;
THENCE SOUTH 0°43'45" EAST PERPENDICULAR TO SAID NORTH LINE A DISTANCE OF 14.69 FEET;
THENCE NORTH 89°16'15" EAST PARALLEL WITH SAID NORTH LINE A DISTANCE OF 93.73 FEET TO THE EAST LINE OF SAID LOT 5;
THENCE NORTH 0°03'02" WEST ALONG SAID EAST LINE A DISTANCE OF 14.69 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**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 WM Shauger Acreage Clear Lake, Washington:

Recording No: 174828

2. Covenants, conditions and restrictions 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: December 27, 1994

Recording No.: 9412270001

3. 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: 9512010054

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: 200005240098

5. 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

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

law, as set forth on Short Plat No. PI08-0415:

Recording No: 200903040074

6. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: March 4, 2009

Recording No.: 200903040075

7. 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 Boundary Line Adjustment:

Recording No: 201703080001

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