

When recorded return to:

Alma D Aguilar
Alpes Investments LLC
127 S 18th St Unit B
Mount Vernon, WA 98274

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20250632

Mar 05 2025

Amount Paid \$5245.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

**Chicago Title
62058327**

Escrow No.: 245468998

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kristi Hauenstein, as Personal Representative of The Estate of Charles L. Plummer

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Alpes Investments LLC, a Washington limited liability company

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 TRACTS 10 TO 12, PLAT OF CHASE ACREAGE

Tax Parcel Number(s): P64385, 3881-000-012-1002

Subject to:

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 Chase Acreage:

Recording No: 64974

STATUTORY WARRANTY DEED

(continued)

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: Electric transmission and/or distribution line

Recording Date: July 1, 1959

Recording No.: 582606

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: Electric transmission and/or distribution line

Recording Date: August 6, 1962

Recording No.: 624743

Right of Way Deed and the terms and conditions thereof:

Recording Date: June 22, 1971

Recording No.: 754375

Regarding: Chase Road

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

Granted to: Puget Sound Power & Light Company

Recording Date: January 22, 1990

Recording No.: 9001220034

Said easement was re-recorded to correct easement description under recording number 9104020063 and recording number 9205200035.

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."

STATUTORY WARRANTY DEED
(continued)Dated: 3-4-25

Kristi Haunstein, as Personal Representative of The Estate of Charles L. Plummer

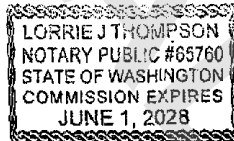
BY: Kristi Haunstein
Kristi Haunstein
Personal RepresentativeState of WashingtonCounty of SKagitThis record was acknowledged before me on March 4, 2025 by Kristi Haunstein as
Personal Representative of Kristi Haunstein, as Personal Representative of The Estate of Charles L.
PlummerLorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

ALL THAT PORTION OF TRACTS 10, 11 AND 12, PLAT OF CHASE ACREAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 64, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF THE SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 19 BEARS SOUTH 89°58'30" WEST;
THENCE NORTH 24°19'46" WEST A DISTANCE OF 199.66 FEET;
THENCE DUE NORTH A DISTANCE OF 241.90 FEET;
THENCE NORTH 88°47'25" WEST A DISTANCE OF 30.01 FEET;
THENCE DUE NORTH A DISTANCE OF 80.93 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE DUE NORTH A DISTANCE OF 22.78 FEET;
THENCE NORTH 15°14'53" WEST A DISTANCE OF 66.49 FEET;
THENCE SOUTH 74°45'07" WEST A DISTANCE OF 82.36 FEET;
THENCE SOUTH 89°35'00" WEST A DISTANCE OF 140.13 FEET;
THENCE SOUTH 00°22'52" WEST A DISTANCE OF 59.65 FEET;
THENCE SOUTH 88°47'25" EAST A DISTANCE OF 237.49 FEET TO THE TRUE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.