

**When recorded return to:**  
Michael Bybee and Michelle Jones  
1680 Butler Creek Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250797  
Mar 20 2025  
Amount Paid \$46517.50  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

**Order No.:** 25-2347  
**Title Order No.:** 25-22624-TO

THE GRANTOR(S)

Jeffrey L Walden, an unmarried person

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Michael Bybee and Michelle Jones, a married couple

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

**See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.**

Abbreviated Legal: SECTION 8, TOWNSHIP 36 NORTH, RANGE 4 EAST (AKA LOT 4, SHORT CARD NO. PL18-0297)  
Parcel No. P49101/360408-0-006-0117

Tax Parcel No(s): P49101/360408-0-006-0117

SUBJECT TO:

13. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Clair W. Smith and Esther E. Smith

Dated: July 15, 1947

Recorded: July 24, 1947

Auditor's No: 406965

For: Right-of-Way Affects: Portion of subject property

14. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light

Company Dated: May 3, 1949

Recorded: May 10, 1949

Auditor's No: 431257

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or

distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

15. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light

Company Dated: June 15, 1950

Recorded: June 20, 1950

Auditor's No: 447278

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

16. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light

Company Dated: October 7, 1963

Recorded: October 8, 1963

Auditor's No: 641730

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

17. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Butler Creek/Smith Pond.
18. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
19. Easement, affecting a portion of subject property for the purpose of Forestry Riparian Easement including terms and provisions thereof granted to State of Washington, Department of Natural Resources recorded on September 15, 2008 as Auditor's File No. 200809150113
20. Lot certification, including the terms and conditions thereof, recorded on June 15, 2018 as Auditor's File No. 201806150064. Reference to the record being made for full particulars. The company makes no determination as to its affects.
21. Easement, affecting a portion of subject property for the purpose of Riparian Repair Easement including terms and provisionsthereof granted to Skagit County recorded on August 14, 2018 as Auditor's File No. 201808140087
22. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SHORT CARD NO. PL-18-0297 recorded on December 20, 2018 as Auditor's File No. 201812200074.

- 23. Easement, affecting a portion of subject property for the purpose of Protected Critical Area Easement including terms and provisions thereof granted to Skagit County recorded on December 20, 2018 as Auditor's File No. 201812200075
- 24. Lot certification, including the terms and conditions thereof, recorded on December 20, 2018 as Auditor's File No. 201812200076. Reference to the record being made for full particulars. The company makes no determination as to its affects.
- 25. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on August 15, 2019, as Auditor's File No. 201908150062.

Dated: 3-20-2025

Jeffrey L. Walden  
Jeffrey L. Walden

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

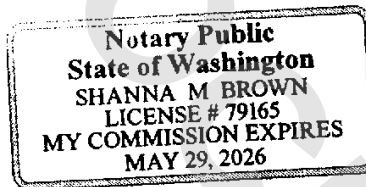
I, Shanna M. Brown Notary Public for the County of Snohomish and State of Washington, do hereby certify that Jeffrey L Walden, an unmarried person personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20<sup>th</sup> of March, 2025.

Shanna M. Brown  
Notary Public

My Commission Expires: May 29, 2026

(SEAL)



**EXHIBIT "A"**

Legal Description

LOT 4, SKAGIT COUNTY SHORT CARD NO. PL18-0297, RECORDED DECEMBER 20, 2018 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201812200074, BEING A PORTION OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.