

When recorded return to:

Michael Richard Nelson and Kylie Elizabeth Nelson
16260 State Route 536
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251136

Apr 16 2025

Amount Paid \$7845.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620058447

Escrow No.: 620058447

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew Rosenthal, unmarried and Elizabeth Asher, unmarried

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Michael Richard Nelson and Kylie Elizabeth Nelson, 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 OF NW 1/4 OF SEC 14-34-3E AKA PARCEL "B", SVY, REC 810287

Tax Parcel Number(s): P21942 / 340314-2-002-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 4-10-25

Matthew Rosenthal

Matthew Rosenthal

Elizabeth Asher

State of _____
County of _____

This record was acknowledged before me by means of communication technology

on _____ by _____

(electronic official
stamp)

Notary Public
My commission expires: _____

State of Washington

County of Skagit

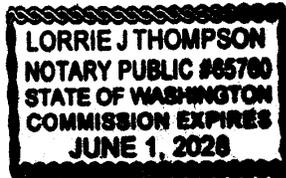
This record was acknowledged before me on April 10, 2025 by Matthew Rosenthal.

Lorrie J Thompson

(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 6-1-2028



STATUTORY WARRANTY DEED
(continued)

Dated: 04/10/2025

Matthew Rosenthal
Elizabeth Asher

Elizabeth Asher

State of Washington
County of Snohomish

This record was acknowledged before me by means of communication technology
on 04/10/2025 by Elizabeth Asher

TAYLOR K SAMUEL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 23035522
COMMISSION EXPIRES 10/23/2027

Taylor K. Samuel

Notary Public
My commission expires: 10/23/2027

State of _____

County of _____

This record was acknowledged before me on _____ by Matthew Rosenthal.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P21942 / 340314-2-002-0005

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14;

THENCE SOUTH 88 DEGREES 20'02" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,546.70 FEET;

THENCE SOUTH 0 DEGREES 58'27" WEST, A DISTANCE OF 30 FEET TO THE SOUTH LINE OF THE ANACORTES-MOUNT VERNON HIGHWAY AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUE SOUTH 0 DEGREES 58'27" WEST, A DISTANCE OF 146.5 FEET TO THE NORTH LINE OF THAT CERTAIN TRACT CONVEYED TO THE STATE COLLEGE OF WASHINGTON BY DEED DATED DECEMBER 8, 1955, AND RECORDED UNDER AUDITOR'S FILE NO. 529707, RECORDS OF SAID COUNTY;

THENCE SOUTH 88 DEGREES 20'02" EAST ALONG THE NORTH LINE OF SAID STATE COLLEGE TRACT, A DISTANCE OF 290.04 FEET TO THE CENTER OF A SLOUGH;

THENCE SOUTH 41 DEGREES 19'18" EAST, A DISTANCE OF 240.92 FEET TO A POINT THAT IS 9 FEET DUE EAST OF THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH 0 DEGREES 59'56" EAST ALONG A LINE PARALLEL TO AND 9 FEET EAST OF THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE SOUTH LINE OF THE ANACORTES-MOUNT VERNON HIGHWAY;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID HIGHWAY RIGHT OF WAY TO THE TRUE POINT OF BEGINNING;

EXCEPT DRAINAGE DITCH NO. 19 RIGHT OF WAY;

(ALSO KNOWN AS PARCEL "B" OF THAT CERTAIN SURVEY RECORDED NOVEMBER 20, 1974 IN BOOK 1 OF SURVEYS, PAGE 114, UNDER AUDITOR'S FILE NO. 810287).

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: State College of Washington
Purpose: ingress and egress
Recording Date: January 9, 1956
Recording No.: 529707
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Olympic Pipeline Company
Purpose: Construction, maintaining, repairing and replacing pipeline
Recording Date: January 7, 1964
Recording No.: 645099
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Olympic Pipeline Company
Purpose: Construction, maintaining, repairing and replacing pipeline
Recording Date: December 20, 1972
Recording No.: 778408
Affects: Portion of said premises
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: 792908
5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 20, 1974
Recording No.: 810287 book 1 of Surveys pg 114
Matters shown: Drainage easement
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "B"

Exceptions
(continued)

Granted to: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: September 17, 1991
 Recording No: 9109170088
 Affects: Portion of said premises

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 Survey:

Recording No: 200411080142

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "B"

Exceptions
(continued)

thereof; Indian treaty or aboriginal rights.

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