

When recorded return to:
Loren Wohlgemuth and Carolyn Wohlgemuth
4311 Cedarwood Ct
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251491

May 16 2025

Amount Paid \$11075.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245470982

Chicago Title
620059019

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sheena Marie Hansey and Lucas Blake Hansey, a married couple
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 Loren Wohlgemuth and Carolyn Wohlgemuth, a married couple

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

LOT 18, PLAT OF CEDARWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 15 OF PLATS, PAGES 10 AND 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P100776, 4657-000-018-0007

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 SHORT PLAT NO. 42-83:
Recording No: 8403190045

STATUTORY WARRANTY DEED

(continued)

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 Plat of CEDARWOOD:
Recording No: 9110210010

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

In favor of: Dujardin Custom Homes, Inc.

Purpose: Sewer

Recording Date: September 26, 1988

Recording No.: 8809260089

Affects: Northerly portion of said premises

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: December 3, 1990

Recording No: 9012030082, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: The exterior 7 feet parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts and delineated on the final approved plat to Cedarwood

Covenants, conditions, restrictions and easements 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: October 24, 1991

Recording No.: 9110240036

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

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

STATUTORY WARRANTY DEED
(continued)

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."

Dated: 5/15/25

Sheena Marie Hansey
Sheena Marie Hansey

Lucas Blake Hansey
Lucas Blake Hansey

State of Washington

County of Snohomish

This record was acknowledged before me on 5-15-25 by Sheena Marie Hansey and Lucas Blake Hansey.

Lorrie J Thompson
(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 6-1-2028

