

**When recorded return to:**  
Andrew T Geddis  
17207 Blodgett Road  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20251691  
Jun 02 2025  
Amount Paid \$11787.00  
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

**CHICAGO TITLE CO.**  
*Le 20059120*

Escrow No.: 620059120

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Stacey Swan, Personal Representative for the Estate of William C Swan  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Andrew T Geddis, an unmarried person and Amy L Cheadle, 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 1, SKAGIT COUNTY SPL NO. 96-009, REC NO. 9605080050, BEING PTN NE 1/4 SEC  
32-34-4E, W.M.

Tax Parcel Number(s): P29459 / 340432-1-006-0100

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 5/29/2025

The Estate of William C Swan

BY: [Signature]  
Stacey Swan  
Personal Representative

State of North Dakota

County of Divide

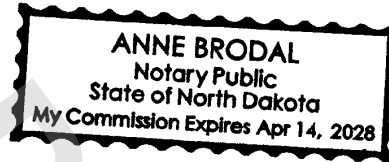
This record was acknowledged before me on May 29, 2025 by Stacey Swan as ~~Personal Representative~~ of Stacey Swan, Personal Representative for the Estate of William C Swan.

[Signature]

(Signature of notary public)

Notary Public in and for the State of North Dakota

My appointment expires: 4/14/2028



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P29459 / 340432-1-006-0100**

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LOT 1, SKAGIT COUNTY SHORT PLAT NO. 96-009, APPROVED MAY 6, 1996, RECORDED MAY 8, 1996 IN VOLUME 12 OF SHORT PLATS, PAGES 94 AND 95, UNDER AUDITOR'S FILE NO. 9605080050; BEING A PORTION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 96-009 APPROVED MAY 6, 1996 AND RECORDED MAY 8, 1996, AS AUDITOR'S FILE NO. 9605080050 IN VOLUME 12 OF PLAT SHORT PLATS, PAGES 94 AND 95, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTHERLY OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 2 OF SAID SHORT PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions and reservations 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: August 13, 1906  
Recording No.: 58438

Document not available

2. Covenants, conditions, restrictions and reservations 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: April 8, 1907  
Recording No.: 61649

3. Covenants, conditions, restrictions and reservations 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: June 19, 1911  
Recording No.: 85338

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

Granted to: Public Utility District No. 1 of Skagit County  
Purpose: water pipeline(s)  
Recording Date: November 7, 1961  
Recording No.: 614201

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 Survey:

Recording No: 9307070045

6. 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. 96-009:

Recording No: 9605080050

7. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: October 26, 2007

Recording No.: 200710260112

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.

Form 22F  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 05/12/25  
between Andrew T Geddis Amy L Cheadle ("Buyer")  
Buyer Buyer  
and Stace Swan, PR for the Estate of William C. Swan ("Seller")  
Seller Seller  
concerning 17207 Blodgett Rd Mount Vernon WA 98274 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticated: Andrew T Geddis 05/12/25  
Buyer Date

Stace Swan P.R. 04/03/2025  
Seller Date

Authenticated: Amy L Cheadle 05/12/25  
Buyer Date

Seller Date