

**When recorded return to:**  
Randall J. Scheunemann  
PO Box 2426  
Columbia Falls, MT 59912

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20251914  
Jun 20 2025  
Amount Paid \$4965.00  
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  
620059296

Escrow No.: 245471633

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Agustine Juarez, Jr. and Michelle Juarez, 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 Randall J. Scheunemann, a married man and Zach J.  
Scheunemann, an unmarried man

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

LOT 1, SHORT PLAT NO. 95-022, APPROVED NOVEMBER 20, 1995, RECORDED DECEMBER  
7, 1995, UNDER AUDITOR'S FILE NO. 9512070022, RECORDS OF SKAGIT COUNTY,  
WASHINGTON;  
BEING A PORTION OF THE SOUTHEAST ¼ OF THE SOUTHWEST 1/4 OF SECTION 35,  
TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.; TOGETHER WITH A 20 FOOT ACCESS  
EASEMENT OVER A PORTION OF LOT 2, SHORT PLAT NO. 95-022, APPROVED  
NOVEMBER 20, 1995, RECORDED DECEMBER 7, 1995, UNDER AUDITOR'S FILE NO.  
9512070022, RECORDS OF SKAGIT COUNTY, AS SHOWN ON THE FACE OF SAID SHORT  
PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): 360435-3-008-0009, P50724

Subject to:

**STATUTORY WARRANTY DEED**

(continued)

1. .1. 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 95-022:  
Recording No: 9512070022
2. Lot of Record Certification including the terms, covenants and provisions thereof  
Recording Date: March 16, 2016  
Recording No.: 201603160043  
Said instrument is a re-recording of:  
Recording Date: February 18, 2016  
Recording No.: 201602180073
3. Protected Critical Area Site Plan, and the terms and conditions thereof:  
Recording Date: March 19, 2021  
Recording No.: 202103190103
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Transmission, distribution and sale of electricity  
Recording Date: June 18, 2021  
Recording No.: 202106180067  
Affects: Portion of said premises

(continued)

5. Skagit County Planning & Development Services Lot of Record Certification, and the terms and conditions thereof:  
Recording Date: August 25, 2021  
Recording No.: 202108250090
6. Notification of drinking water system status, and the terms and conditions thereof:  
Recording Date: March 8, 2024  
Recording No.: 202403080043
7. 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

**STATUTORY WARRANTY DEED**

(continued)

recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

8. 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.


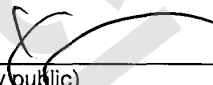
In the case of mineral lands, application might be made for mining-related activities including extraction, washing,

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: 6-17-25  
\_\_\_\_\_  
Agustine Juarez, Jr.  
\_\_\_\_\_  
Michelle JuarezState of WashingtonCounty of WhatcomThis record was acknowledged before me on 6-16-2025 by Agustine Juarez, Jr. and Michelle Juarez.  
\_\_\_\_\_  
(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 3-5-27