

202506200080

06/20/2025 02:06 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Thomas Koenig and Jennifer Koenig
1381 Barrell Springs Rd
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251916

Jun 20 2025

Amount Paid \$15881.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial Street
Mount Vernon, WA 98273

Chicago Title
620058936

Escrow No.: 245471415

STATUTORY WARRANTY DEED

THE GRANTOR(S) Duncan G Meacher and Rachel E Downey, 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 Thomas M. Koenig and Jennifer R. Koenig, 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.)

LT. 1, SP NO. PL-04-0465, REC NO. 200503180147 AND PTN NE 1/4 SEC 12-36-3E, W.M

Tax Parcel Number(s): P47777, 360312-1-008-0001

Subject to: SEE ATTACHED EXHIBIT "B" FOR SPECIAL EXCEPTIONS

STATUTORY WARRANTY DEED
(continued)

Dated: 6/17/25

[Signature]
Duncan G Meacher

[Signature]
Rachel E Downey

State of WASHINGTON

County of Whatcom

This record was acknowledged before me on 6/17/25 by Duncan G Meacher
and Rachel E Downey.

[Signature]
(Signature of notary public)

Notary Public in and for the State of WASHINGTON

My appointment expires: 7.11.2028

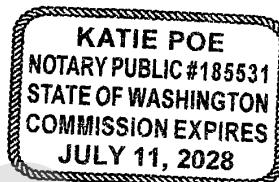


EXHIBIT "A"

Legal Description

LOT 1, SHORT PLAT NO. PL-04-0465 APPROVED MARCH 18, 2005 AND RECORDED MARCH 18, 2005 UNDER AUDITOR'S FILE NO. 200503180147, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
SPECIAL EXCEPTIONS
(continued)

SPECIAL EXCEPTIONS:

1. Rights granted in Deed, including the terms, covenants and provisions thereof

Recording Date: June 19, 1943
Recording No.: 363261
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: June 13, 1956
Recording No.: 537389
3. 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: 200311070113
4. Protected Critical Area Easement, including the terms, covenants and provisions thereof

Recording Date: March 18, 2005
Recording No.: 200503180146

EXHIBIT "B"
SPECIAL EXCEPTIONS
(continued)

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 law, as set forth on Short Plat No. PL-04-0465:

Recording No: 200503180147

6. 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."

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