

When recorded return to:

John Frederick Leslie
N 2501 Nuttleman Rd
La Crosse, WI 54601

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251919

Jun 20 2025

Amount Paid \$2085.00
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.

W20059184

Escrow No.: 620059184

STATUTORY WARRANTY DEED

THE GRANTOR(S) C. Fred Hanson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to John Frederick Leslie, 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.)

TRCAT 2, SP NO. 519-81, REC NO. 8107100001 , BEING PTN NW 10-35-05

Tax Parcel Number(s): P38806 / 350510-2-004-0400 IOP

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: June 20, 2025C. Fred Hanson

C. Fred Hanson

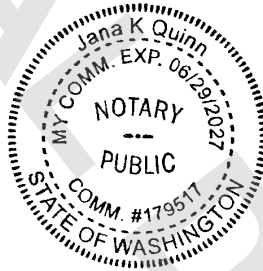
State of WashingtonCounty of SkaagitThis record was acknowledged before me on 06/20/2025 by C. Fred Hanson.Jana K Quinn
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 06/29/2027

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P38806 / 350510-2-004-0400 IOP

TRACT 2 OF PARCEL MAP NO. 519-81, ENTITLED 5 ACRE PARCEL MAP FOR SCHMIDT MILL CO., APPROVED JULY 9, 1981, AND RECORDED JULY 10, 1981, IN BOOK 5 OF SHORT PLATS, PAGE 97. UNDER AUDITOR'S FILE NO. 8107100001, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE WEST 1/2 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER AND ACROSS TRACT A (HELMICK PLACE) AS SHOWN ON SAID PARCEL MAP NO. 519-81.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

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 survey:

Recording No: 809263

2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Glacier Park Company, a Minnesota corporation
Recording Date: April 30, 1952
Recording No.: 474585

NOTE: This exception does not include present ownership of the above mineral rights.

3. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Recording Date: October 16, 1979
Recording No.: 7910160054

NOTE: This exception does not include present ownership of the above mineral rights.

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 Short Plat 519-81:

Recording No: 8107100001

5. Covenants, conditions and restrictions 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 5, 1982
Recording No.: 8204050036

EXHIBIT "B"Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 21, 2001
Recording No.: 200105210210

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 14, 2008
Recording No.: 200803140097

6. 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.

7. 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."

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