

When recorded return to:

John Christianson and Toni Christianson
17597 Valentine Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251926

Jun 20 2025

Amount Paid \$6405.00
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

Escrow No.: 620059203

CHICAGO TITLE
020059203

STATUTORY WARRANTY DEED

THE GRANTOR(S) Skagit County Cemetery District No 1

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

PTN. NE 1/4, SEC. 32-34-3E, W.M.

Tax Parcel Number(s): P23007 / 340332-0-003-0105, P90031 / 340332-0-008-0209

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6-20-2025

Skagit County Cemetery District No 1

BY: [Signature]
Donald T. Robinson
Commissioner

BY: [Signature]
Tim E. Goodman
Commissioner

BY: [Signature]
Eric L. Anderson
Commissioner

State of Washington

County of Skagit

This record was acknowledged before me on June 20, 2025 by Donald T. Robinson, Tim E. Goodman and Eric L. Anderson as Commissioner, Commissioner and Commissioner, respectively, of Skagit County Cemetery District No 1.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P23007 / 340332-0-003-0105 and P90031 / 340332-0-008-0209

Parcel A:

That portion of the Northeast Quarter of the Southeast Quarter of Section 32, Township 34 North, Range 3 East, W.M., Skagit County, State of Washington, described as follows:

Beginning at the northeast corner of the said Northeast Quarter of the Southeast Quarter, thence west 364 feet, thence south 198 feet, thence east 364 feet, thence north 198 feet to the place of beginning, except any portion thereof lying north of the south line of Valentine Road.

Situate in the County of Skagit, State of Washington.

Parcel B:

That portion of the Northeast Quarter of the Southeast Quarter of Section 32, Township 34 North, Range 3 East, W.M., Skagit County, State of Washington, described as follows:

Beginning at a point 364 feet west of the northeast corner of said subdivision; thence continue west 64 feet; thence south 198 feet; thence east 64 feet; thence north 198 feet to the point of beginning. Except any portion thereof lying north of the south line of Valentine Road.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Skagit County Conditional Agreement Alternative Sewage System Installations, including the terms, covenants and provisions thereof

Recording Date: April 17, 1992
Recording No.: 9204170052

2. 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 Boundary Line Adjustment Deed:

Recording No: 9008220022

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: 8408160010

4. 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."

EXHIBIT "B"

Exceptions
(continued)

5. City, county or local improvement district assessments, if any.
6. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Landlord/Tenant Agreement
Lessor: Stan and Jean Strid
Lessee: Karen Adcock

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 22, 2025

between John Christianson Toni Christianson ("Buyer")
Buyer Buyer
and SKAGIT COUNTY CEMETERY District No 1 ("Seller")
Seller Seller
concerning 17597 Valentine Rd Mount Vernon WA 98273 (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.

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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.

Authentisign
John Christianson 05/21/2025
Buyer Date

Authentisign
Toni Christianson 05/21/2025
Buyer Date

Authentisign
Donald Robinson 05/22/2025
Seller Date

Authentisign
Tim Goodman 05/22/2025
Seller Date

Authentisign
Eric Anderson 05/22/25
Seller Date