

When recorded return to:
Istvan Cseri and Lily Cseri
1 Eagles Nest Dr
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251992
Jun 27 2025
Amount Paid \$17440.10
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.: 620059302

CHICAGO TITLE CO.

1220059302

STATUTORY WARRANTY DEED

THE GRANTOR(S) Benjamin Orton, also appearing of record as Benjamin Bodi Orton and Alisha Orton, also appearing of record as Alisha M. Orton, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Istvan Cseri and Lily Cseri, 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 17-33-5E, W.M

Tax Parcel Number(s): P123293 / 330517-1-001-0200, P18097 / 330517-1-001-0020, ,

Subject to:

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

STATUTORY WARRANTY DEED

(continued)


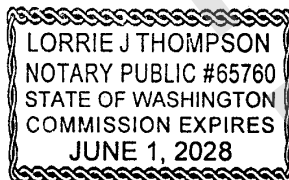
Dated: 6/25/25
Benjamin Orton
Alisha OrtonState of Washington
County of SKagitThis record was acknowledged before me on 6-25-2025 by Benjamin Orton, also appearing of record as Benjamin Bodi Orton and Alisha Orton, also appearing of record as Alisha M. Orton, husband and wife.
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123293 / 330517-1-001-0200 and P18097 / 330517-1-001-0020

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., LYING NORTHEASTERLY OF "LAKE CAVANAUGH ROAD", MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17;
THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 393.94 FEET;
THENCE NORTH 89°16'28" WEST, 1073.96 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°16'28" EAST, 1073.96 FEET TO THE EAST LINE OF SAID SECTION 17;
THENCE SOUTH 0°37'29" WEST, ALONG THE EAST LINE OF SAID SECTION, 447.95 FEET;
THENCE NORTH 89°22'15" WEST, 730.93 FEET; THENCE SOUTH 57°02'07" WEST, 971.16 FEET
TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LAKE CAVANAUGH ROAD;
THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, 645.22 FEET, MORE OR LESS,
TO A POINT WHICH LIES SOUTH 61°54'01" WEST OF THE POINT OF BEGINNING;
THENCE NORTH 61°54'01" EAST, 815.26 FEET, TO THE POINT OF BEGINNING;

EXCEPT ROADS AND/OR RIGHT-OF-WAYS.

(ALSO KNOWN AS LOT "B" OF THAT UN-RECORDED BOUNDARY LINE ADJUSTMENT MAP).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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: The Union Lumber Company
Recording Date: June 21, 1913
Recording No.: 97183

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

Granted to: The Atlas Lumber Company
Purpose: Railroad
Recording Date: October 20, 1913
Recording No.: 99016
Affects: Said premises

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

Grantor: English Lumber Company, a Washington Corporation
Recording Date: March 12, 1929
Recording No.: 220972

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

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

In favor of: Geo I. Dunlap, as treasurer of Skagit County, State of Washington
Purpose: Railroad
Recording Date: July 19, 1937
Recording No.: 292469
Affects: Said premises

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

Granted to: United States of America
Purpose: Electric Power Transmission Lines
Recording Date: January 30, 1946
Recording No.: 387798
Affects: Said premises

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

EXHIBIT "B"Exceptions
(continued)

Granted to: Pacific Northwest Pipeline Corporation
Purpose: Pipeline
Recording Date: September 14, 1956
Recording No.: 541540

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

Granted to: Pacific Northwest Pipeline Corporation, a Delaware corporation
Purpose: Road Purposes
Recording Date: January 8, 1958
Recording No.: 560454
Affects: Said premises

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

Granted to: United States of America
Purpose: Electric transmission and/or distribution line
Recording Date: April 29, 1963
Recording No.: 635159
Affects: Said premises

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

Granted to: United States of America
Purpose: Transmission Line
Recording Date: May 1, 1946
Recording No.: 391280
Affects: Said premises

10. 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: September 26, 1924
Recording No.: 177547
Affects: Said premises

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

Granted to: State of Washington, Division of Forestry
Recording Date: July 3, 1940

EXHIBIT "B"Exceptions
(continued)

Recording No.: 327179
Affects: Said premises

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

Granted to: United States of America
Purpose: 14 foot access road
Recording Date: June 25, 1946
Recording No.: 393287

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

Granted to: Buses Timber and Sales, Inc
Purpose: Logging Road
Recording Date: January 25, 1962
Recording No.: 617235
Affects: Said premises

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

Granted to: United States of America
Purpose: Electric transmission and/or distribution line

Recording Date: April 5, 1973
Recording No.: 783405
Affects: Said premises

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

Granted to: United States of America
Purpose: Electric transmission and/or distribution line
Recording Date: January 1, 1753
Recording No.: 635859
Affects: Said premises

16. 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: Pope & Talbot, Inc., a Delaware Corporation
Recording Date: November 6, 1986
Recording No.: 8611060037
Recording Date: November 10, 1986
Recording No.: 8611100061

EXHIBIT "B"Exceptions
(continued)

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

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Road
Recording Date: January 19, 2001
Recording No.: 200101190061
Affects: Said premises
18. Road easement and the terms and conditions thereof:
- Recording Date: January 19, 2001
Recording No.: 200101190062
19. Notice and the terms and conditions thereof:
- Recording Date: November 27, 2000
Recording No.: 200011270085
20. Lot Certification and the terms and conditions thereof:
- Recording Date: September 29, 2005
Recording No.: 200509290132
21. Regulatory Notice/Agreement Regarding Administrative Variance PL05-0848 and the terms and conditions thereof:
- Recording Date: February 15, 2006
Recording No.: 200602150145
22. Regulatory Notice/Agreement Regarding Administrative Variance PL06-0436 and the terms and conditions thereof:
- Recording Date: July 11, 2006
Recording No.: 200607110126
23. 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:

EXHIBIT "B"Exceptions
(continued)

Recording No: 200909210078

24. Regulatory Notice/Agreement Regarding Administrative Variance PL10-0032 and the terms and conditions thereof:

Recording Date: May 7, 2010
Recording No.: 201005070048

25. Lot Certification and the terms and conditions thereof:

Recording Date: May 18, 2022
Recording No.: 202205180067

26. Regulatory Notice/ Agreement regarding Proof of mitigated Water Supply and the terms and conditions thereof:

Recording Date: June 2, 2022
Recording No.: 202206020070

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

28. 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."

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

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 01, 2025
between Istvan Cseri Lily Cseri ("Buyer")
Buyer Buyer
and Benjamin Orton Alisha Orton ("Seller")
Seller Seller
concerning 25661 Lake Cavanaugh Road 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
Istvan Cseri 06/01/2025
Buyer Date

Authenticated
Lily Cseri 06/01/2025
Buyer Date

Authenticated
[Signature] 06/01/25
Seller Date

Authenticated
Alisha Orton 06/01/25
Seller Date