

**When recorded return to:**

Klaas Nijhuis  
21702 Little Mountain Rd  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20252288

Jul 18 2025

Amount Paid \$17394.00  
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  
620058575

Escrow No.: 245472060

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael A Arrington and Judith A Arrington, husband and wife

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 Klaas Nijhuis, an unmarried person and Sholine M Ravensberg, an unmarried person

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

TRACT 2, SHORT PLAT NO. 2-89, APPROVED FEBRUARY 13, 1989 AND RECORDED IN  
VOLUME 8 OF SHORT PLATS, PAGE 108, UNDER AUDITOR'S FILE NO. 8902140025,  
RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST  
1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): 340434-1-008-0006, P29696

Subject to:

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  
Recording Date: March 28, 1917  
Recording No.: 118266

**STATUTORY WARRANTY DEED**  
(continued)

Right and authority to use the abandoned railroad grade over and across the east 1/2 of the southwest 1/4 of the northeast 1/4, lying south of Big Lake Road, for all purposes of ingress and egress to lands and adjacent to the land of the Grantors, as granted to James E. McKeehan, by instrument recorded March 13, 1945 under Recording No. 378727. Said rights being further modified and clarified by documents recorded under Recording No. 869367, Recording No. 8609160040 and Recording No. 8808190008.

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. 2-89 in Volume 8 of Short Plats, Page 108:  
Recording No: 8902140025

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

Granted to: Lot 2 of Short Plat  
Purpose: Existing water line  
Recording Date: April 30, 1990  
Recording No.: 9004300128  
Affects: Portion of premises

Covenant not to pollute within 100 feet of a well to keep the water supplied from said well free from impurities which might be injurious to public health, contained in instrument  
Recording Date: April 30, 1990  
Recording No.: 9004300129

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: March 5, 2019  
Recording No.: 201903050056  
Affects: as described in said instrument

Surface Water Source Limited Mitigation Summary, and the terms and conditions thereof:  
Recording Date: March 25, 2022  
Recording No.: 202203250028

Skagit County Planning & Development Services Lot of Record Certification, and the terms and conditions thereof:  
Recording Date: March 29, 2022  
Recording No.: 202203290060

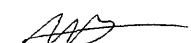
The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

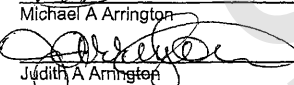
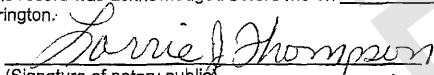
## STATUTORY WARRANTY DEED

(continued)

"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."

Dated: July 17, 2025

  
 Michael A Arrington

  
 Judith A Arrington
State of WashingtonCounty of SKAGITThis record was acknowledged before me on 7-16-2025 by Michael A Arrington and Judith A Arrington.
  
 (Signature of notary public)
Notary Public in and for the State of WashingtonMy commission expires: 6-1-2028