

When recorded return to:
Michael James Bartee and Margaret Elaine Bartee
13640 Bayview Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252327
Jul 22 2025
Amount Paid \$11698.00
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
620059171

Escrow No.: 620059171

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kolby Doerge and Melissa Doerge, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Michael James Bartee and Margaret Elaine Bartee, a married
couple and Lukas James Bartee and Sheryl Christina Bartee, 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 GLV LT 2, SEC 5-34-3E, W.M.
Tax Parcel Number(s): P21110 / 340305-1-008-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 7-21-25

Kolby Doerge
Kolby Doerge

Melissa Doerge
Melissa Doerge

State of Washington
County of Snohomish

This record was acknowledged before me on 7-21-25 by Kolby Doerge and Melissa Doerge.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: ~~6-1-28~~ 6-1-28 *ad.*

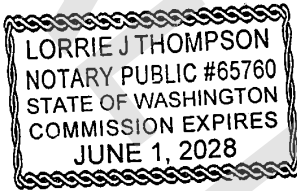


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P21110 / 340305-1-008-0004

THE SOUTH 232.00 FEET OF THE NORTH 262.00 FEET OF THE FOLLOWING DESCRIBED TRACT:

GOVERNMENT LOT 2, SECTION 5, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., EXCEPT THE EAST 25.06 RODS THEREOF;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID GOVERNMENT LOT 2 WITH THE SOUTH LINE OF THE COUNTY ROAD RUNNING ALONG THE NORTH LINE THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID COUNTY ROAD 442 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO ROBERT L. GALBRAITH AND MARY L. GALBRAITH, HUSBAND AND WIFE, BY DEED DATED JANUARY 10, 1964, RECORDED JANUARY 16, 1964, UNDER RECORDING NO. 645559;

THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 2, TO THE SOUTH LINE THEREOF;

THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID GOVERNMENT LOT 2;

THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

AND ALSO EXCEPT ANY PORTION THEREOF LYING WITHIN LOTS 1 AND 2 OF SKAGIT COUNTY SHORT PLAT NO. 96-049, APPROVED SEPTEMBER 10, 1996, AND RECORDED OCTOBER 4, 1996 IN VOLUME 12 OF SHORT PLATS, PAGE(S) 151 AND 152, UNDER AUDITOR'S FILE NO. 9610040035,

AND ALSO EXCEPT THAT PORTION OF SAID SOUTH 232.00 FEET OF THE NORTH 262.00 FEET LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH 232.00 FEET OF THE NORTH 262.00 FEET;

THENCE SOUTH 89°44'40" EAST 312.14 FEET ALONG THE NORTH LINE OF SAID SOUTH 232.00 FEET OF THE NORTH 262.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTH 05°56'27" WEST 233.15 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTH 232.00 FEET OF THE NORTH 262.00 FEET THAT IS SOUTH 89°44'40" EAST 292.36 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTH 232.00 FEET OF THE NORTH 262.00 FEET AND THE TERMINUS OF SAID LINE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: To draw water from the well located on the subject property together with the right to construct and maintain a pipeline to said well and necessary plumbing
Recording Date: September 23, 1957
Recording No.: 556398, records of Skagit County, Washington
Affects: Portion of said premises
2. Notice of On-Site Sewage System Status and the terms and conditions thereof
Recording Date: December 6, 1993
Recording No.: 9312060100
3. 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, together with necessary appurtenances
Recording Date: January 27, 1994
Recording No.: 9401270107
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: William A. Escoubas and Bettie J. Escoubas
Purpose: Ingress, egress, utilities, well, pump house and septic drainfield
Recording Date: November 12, 1997
Recording No.: 9711120083
5. Protected Critical Area Site Plan and the terms and conditions thereof
Recording Date: September 27, 1999
Recording No.: 199909270003
6. 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: 200706180231

EXHIBIT "B"Exceptions
(continued)

7. Notice of Airport Noise and Overflight Effects and the terms and conditions thereof

Recording Date: March 5, 2009
Recording No.: 200903050091

8. 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."

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