

When recorded return to:

Michael J. Gubrud and Victorian L. Gubrud
1620 Grand Avenue
Mount Vernon, WA 98274

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20252361

Jul 24 2025

Amount Paid \$8905.24
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
620058793

Escrow No.: 620058793

BARGAIN AND SALE DEED**THE GRANTOR(S)**

Karen B. Robinson, Successor Trustee of the Strohecker Living Trust, Dated December 6, 2004
for and in consideration of in hand paid, bargains, sells, and conveys to
Michael J. Gubrud and Victorian L. Gubrud, 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.)

LT 48, BIG FIR NORTH P.U.D. PHASE 1

Tax Parcel Number(s): P126031 / 4922-000-048-0000

Subject to:

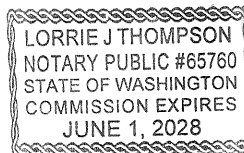
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 22, 2025

Karen B. Robinson, Successor Trustee of the Strohecker Living Trust, Dated December 6, 2004

BY: Karen B. Robinson

Karen B. Robinson
Successor Trustee

State of WashingtonCounty of SKAGIT

This record was acknowledged before me on July 23, 2025 by Karen Robinson as
Personal Representative of The Strohecker Living Trust, Dated December 6, 2004.

Lorrie J. Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

BARGAIN AND SALE DEED
(continued)

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126031 / 4922-000-048-0000

LOT 48, BIG FIR NORTH P.U.D. PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 23, 2007, UNDER AUDITOR'S FILE NO. 200703230073, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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:

Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: December 29, 1978
 Recording No.: 893941
 Affects: As located and constructed

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

Granted to: The City of Mount Vernon
 Purpose: Drainage facilities and appurtenances, together with rights of ingress and egress
 Recording Date: January 15, 1980
 Recording No.: 8001150014
 Recording No.: 8001150015
 Affects: A 20 foot strip across said plat and other property

3. 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: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: August 28, 2006
 Recording No.: 200608280130
 Affects:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

4. Notice and the terms and conditions thereof:

Recording Date: November 30, 2006
 Recording No.: 200611300131

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: February 15, 2007
 Recording No.: 200702150078

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 the Plat of Big Fir North P.U.D. - Phase 1:

Recording No: 200703230073

7. 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,

EXHIBIT "B"Exceptions
(continued)

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: March 23, 2007
Recording No.: 200703230074

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 29, 2014
Recording No.: 201405290038

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Big Fir North, Inc.
Recording Date: March 23, 2007
Recording No.: 200703230074

9. 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.
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- | | |
|------------------------------|--|
| Year: | 2025 |
| Tax Account Number: | P126031 / 4922-000-048-0000 |
| Levy Code: | 0930 |
| Assessed Value-Land: | \$397,100.00 |
| Assessed Value-Improvements: | \$609,500.00 |
| General and Special Taxes: | Billed:\$6,451.71
Paid: \$3,225.90
Unpaid:\$3,225.81 |
12. Assessments, if any, levied by Mt Vernon.

John L. Scott
REAL ESTATE

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 July 10, 2025

between Michael J Gubrud Victorian L Gubrud ("Buyer")
Buyer Buyer
and The Estate of Jane F Strohecker ("Seller")
Seller Seller
concerning 1620 Grand Avenue 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.

Authentication
Michael J Gubrud 07/10/2025
Buyer Date

Authentication
Victorian L Gubrud 07/10/2025
Buyer Date

Karen B. Robinson 7/12/25
Seller as Personal Representative Date

Seller Date