

When recorded return to:
Jakob Oberon Stadler Lundy
28504 Minkler Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252488
Aug 04 2025
Amount Paid \$12588.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620059427

Escrow No.: 620059427

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert L. Cole and Joyce F. Cole, 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 Jakob Oberon Stadler Lundy, an unmarried person

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.)

PARCELS A & B, BLA REC NO. 200111260217; BEING PTN NW 14-35-05

Tax Parcel Number(s): P39075 / 350514-2-003-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 7-28-25

Robert L. Cole
Robert L. Cole

Joyce F. Cole
Joyce F. Cole

State of Washington

County of SKagit

This record was acknowledged before me on July 28, 2025 by Robert L. Cole and Joyce F. Cole.

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

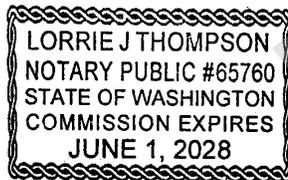


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P39075 / 350514-2-003-0001

THAT PORTION OF PARCELS "A" AND "B" SHOWN ON BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200111260217, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGIN AT THE SOUTHWEST CORNER OF PARCEL "B" OF SAID SURVEY, WHICH CORNER IS ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.;

THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 724.16 FEET;

THENCE NORTH 40°02'42" EAST, A DISTANCE OF 2 12.47 FEET;

THENCE NORTH 02°40'30" WEST, A DISTANCE OF 175.13 FEET TO A POINT ON THE NORTH LINE OF PARCEL "A", WHICH LINE IS ALSO ON THE SOUTH RIGHT OF WAY LINE OF MINKLER ROAD; SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION;

ALL OF THE ABOVE A PORTION OF THE WEST 264 FEET OF THE SOUTHWEST OF THE NORTHEAST OF SECTION 14, TOWNSHIP 35 NORTH, RANGES EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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: 807894

2. 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: Nortep
Recording Date: October 11, 1988
Recording No.: 8810110042

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 Boundary Line Adjustment:

Recording No: 200111260217

4. Accessory Dwelling Unit and the terms and conditions thereof:

Recording Date: May 9, 2017
Recording No.: 201705090033

5. Title Notification and the terms and conditions thereof:

Recording Date: May 9, 2017
Recording No.: 201705090034

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

In favor of: Puget Sound Energy, Inc., a Washington Corporation
Purpose: Electric transmission and/or distribution line
Recording Date: July 5, 2019
Recording No: 201907050105
Affects: Portion of said premises

EXHIBIT "B"Exceptions
(continued)

7. 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.
8. City, county or local improvement district assessments, if any.
9. 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."



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 6/14/2025
between Jakob Lundy ("Buyer")
Buyer Robert L Cole ("Seller")
Seller Joyce F Cole ("Seller")
Seller
concerning 28504 Minkler Rd Sedro Woolley WA 98284 (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.

Authentisign
 06/14/2025
Buyer Date

Authentisign
Joyce F Cole 03/18/2025
Seller Date

Authentisign
Robert L Cole 03/18/2025
Seller Date