

When recorded return to:

Gabriel Schoenfelder and Angelic Schoenfelder  
7325 North Fruitdale Road  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20252506

Aug 05 2025

Amount Paid \$14190.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

### STATUTORY WARRANTY DEED

Guardian NW Title 25-23910-TB

THE GRANTOR(S) Cynthia L. Mailliard, as her separate estate

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Gabriel Schoenfelder and Angelic Schoenfelder, a married couple

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

**PARCEL A:**

That portion of the Southeast Quarter of the Northwest Quarter of Section 7, Township 35 North, Range 5 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of said subdivision;

Thence East along the South line thereof a distance of 286 feet;

Thence North parallel with the West line of said subdivision a distance of 850 feet;

Thence Westerly a distance of 290 feet, more or less, to a point on the West line of said subdivision 870 feet North of the point of beginning;

Thence South 870 feet to the point of beginning;

EXCEPT any portion of said premises lying within the County road right of way, formerly the Northern Pacific Railroad right of way, as conveyed by deed recorded May 17, 1917, under Auditor's File No. 119045, records of Skagit County, Washington.

AND EXCEPT the South 165 feet thereof.

Situated in Skagit County, Washington.

P38636/P38592/P38593 Section 7, Township 35 North, Range 5 East - SE NW & Ptn. Gov. Lot 2

**PARCEL B:**

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That portion of the South 10 acres of the North Half of Lot 2, Section 7, Township 35 North, Range 5 East of the Willamette Meridian, lying East of the Old Railroad Grade, now county road, as said road existed August 23, 1941.

Situated in Skagit County, Washington.

PARCEL C:

The South Half of Government Lot 2, Section 7, Township 35 North, Range 5 East of the Willamette Meridian, lying East of the Old Railroad Grade, now county road, as said road existed December 29, 1950;

EXCEPT the South 165 feet thereof;

Situated in Skagit County, Washington.

Abbreviated legal description: Property 1:  
Section 7, Township 35 North, Range 5 East - SE NW & Ptn. Gov. Lot 2

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P38636/350507-2-007-0006 & P38592/350507-0-008-0009 & P38593/350507-0-009-0008

Dated: 08/01/2025

Cynthia L Mailliard  
Cynthia L. Mailliard

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 1st day of August, 2025, by Cynthia L. Mailliard.

KAB  
Signature

Notary  
Title

My commission expires: 09/11/2027

KYLE BEAM  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210008  
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT A**

25-23910-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (A) Unpatented mining claims.  
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.  
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
9. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry  
Grantor: Puget Mill Company  
Recorded: September 8, 1913  
Recording No.: 98259  
Affects: Parcel C
10. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry  
Grantor: Puget Mill Company  
Recorded: May 25, 1917  
Recording No.: 119197  
Affects: Parcel B

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11. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: The Wolverine Company

Recorded: December 10, 1919

Recording No.: 137552

Affects: Parcel A

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

Purpose: Right to establish and maintain an electrical field and to interfere with reception of television signals

Recording Date: October 18, 1973

Recording No.: 792281

Affects: Parcel A and other property

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

Recording Date: August 28, 1979

Recording No.: 7908280003

Affects: South 30 feet of said premises

14. 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.

15. Any matters arising out of questions as to the exact location of the North line of Parcel B, due to description of said parcel by area.

16. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on September 11, 2012 as Auditor's File No. 201209110054.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

**End of Exhibit A**

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