

When recorded return to:
Tristin Munich
14068 Crater Lake Rd
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252861
Sep 03 2025
Amount Paid \$9010.20
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Title No.: 620058657
Escrow No.: 245473313

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carrie Gibson and Brett Gibson, a married couple
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 Tristin Munich, 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.)

LT 5, PLAT OF CRATER LAKE BEACH CLUB DIV. NO. 1

Tax Parcel Number(s): P64656, 3892-000-005-0000

Subject to:

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

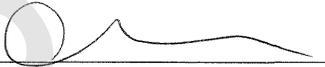
The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands
Disclosure, Skagit County Code Section 14.38, which states:

"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."

STATUTORY WARRANTY DEED
(continued)

Dated: 8/28/2025



Carrie Gibson



Brett Gibson

State of WA
County of Skagit

This record was acknowledged before me on 8/28/2025 by Carrie Gibson and Brett Gibson.



(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: _____

KAYLA SKINNER
NOTARY PUBLIC 159571
MY APPOINTMENT EXPIRES: 7-21-29

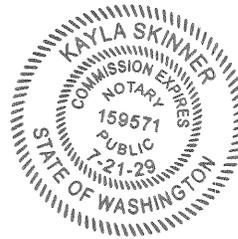


EXHIBIT "A"
Legal Description

LOT 5, PLAT OF CRATER LAKE BEACH CLUB DIV. NO. 1, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 8 OF PLATS, PAGES 51 AND 52, 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 and Light Company

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: July 31, 1979

Recording No.: 7907310032

2. 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 Crater Lake Beach Club Div, No. 1:

Recording No: 636994

3. Covenants, conditions, restrictions and easements 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: June 27, 1963

Recording No.: 637723

4. 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: Crater Lake Development

Recording Date: June 27, 1963

Recording No.: 637723

5. Drinking Water System Status Report and the terms and conditions thereof:

Recording Date: February 19, 2003

Recording No.: 200302190118

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.

Recording Date: November 19, 2002

Recording No.: 200211190052

Matters shown: Encroachments of a shed by 5'5", a Propane Tank by 3'7" and a Dog Kennel by 9'3" on the Southern portion of the subject property

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.