

When recorded return to:

Tyler L Knutzen and Lauren R Knutzen
5730 Brookings Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253269

Oct 06 2025

Amount Paid \$16203.00
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

Escrow No.: 620060062

CHICAGO TITLE

620060062

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Serface, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Tyler L Knutzen and Lauren R Knutzen, 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 SW 1/4 SEC 36-36-4E, W.M.

Tax Parcel Number(s): P50809 / 360436-3-004-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 10/2/25

[Signature]
Joshua Serface

State of Washington

County of Skagit

This record was acknowledged before me on October 2, 2025 by Joshua Serface.

[Signature]
(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): P50809 / 360436-3-004-0002

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, EXCEPT A TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION ON THE WEST LINE OF SAID SECTION 36 WITH THE NORTHERLY EDGE OF RIGHT OF WAY COUNTY ROAD ALONG THE SOUTH LINE OF SAID SUBDIVISION;
THENCE EAST ALONG THE NORTHERLY EDGE OF SAID ROAD RIGHT OF WAY A DISTANCE OF 840 FEET;
THENCE NORTH 310 FEET ON A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 36;
THENCE WEST TO THE WEST LINE OF SAID SECTION 36;
THENCE SOUTH TO THE POINT OF BEGINNING.

AND EXCEPT ROADS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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: Washington & Great Northern Townsite Company
Recording No.: 346268

NOTE: This exception does not include present ownership of the above mineral rights.

2. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: June 3, 2015
Recording No.: 201506030071

3. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: February 2, 2016
Recording No.: 201602020135

4. 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: 201602160062

5. 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

EXHIBIT "B"Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

6. The Land has been classified as Farm and Agricultural Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: July 14, 1976
Recording No.: 839033

Notice of Continuance
Recording Date: December 9, 2008
Recording No.: 200812090084

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

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



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 September 4, 2025
between Tyler L. Knutzen Lauren R. Knutzen ("Buyer")
Buyer Buyer
and Joshua Serface ("Seller")
Seller Seller
concerning 5730 Brookings 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.

Authenticates
Tyler L. Knutzen 09/04/25
Buyer Date

Authenticates
Joshua Serface 08/31/2025
Seller Date

Authenticates
Lauren R Knutzen 09/04/25
Buyer Date

Authenticates

Seller Date