

When recorded return to:
Elke Elizabeth Neuenschwander
4020 Peters Lane
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253370
Oct 15 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

Escrow No.: 620059383

CHICAGO TITLE CO.

620059383

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tina Wiegers, a married woman as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Elke Elizabeth Neuenschwander, 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 1, RE-PLAT OF PETER'S FIRST ADDN

Tax Parcel Number(s): P100314 / 4574-000-001-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

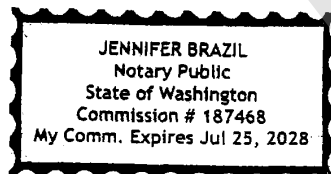
Dated: 10 OCT 2025Tina Wiegers
Tina WiegersEelke Wiegers
Eelke WiegersState of Washington
County of SkagitThis record was acknowledged before me on 10-10-25 by
Tina Wiegers and Eelke WiegersJennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-28

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P100314 / 4574-000-001-0000

LOT 1, RE-PLAT OF PETERS' FIRST ADDITION, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 15 OF PLATS, PAGES 23 AND 24, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Re-Plat of Peters' First Addition, recorded in Volume 15 of Plats, Pages 23 and 24:

Recording No: 9112200118

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

Granted to: Puget Sound Power & Light Company, a Washington corporation
Recording Date: September 5, 1991
Recording No.: 9109050012

3. Skagit County Right to Manage Natural Resource Lands Disclosure recorded August 16, 2017 under Recording No. 201708160048.

4. Utility Easement and the terms and conditions thereof:

Recording Date: August 1, 2022
Recording No.: 202208010036

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

EXHIBIT "B"

Exceptions
(continued)

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by the City of Anacortes.