

202510270044

10/27/2025 12:35 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:

Jonathan LaCount
Skagit County Fire Protection District 8
20464 Prairie Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253525

Oct 27 2025

Amount Paid \$4405.00

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.: 620059804

CHICAGO TITLE
620059804

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michele Jaeger, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Skagit County Fire Protection District 8

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. D, SP NO. PL03-0168, REC NO. 200510280082 PTN Lts 3 & 4 SP 59-89; PTN NE1/4 Sec
19-35-05

Skagit County, WA

Tax Parcel Number(s): P123564/350519-1-153-0700

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10/23/2025

Michele Jaeger
Michele Jaeger

State of Washington
County of Snohomish

This record was acknowledged before me by means of communication technology

on 10/23/2025 by Michele Jaeger

TAYLOR K. SAMUEL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 23035522
COMMISSION EXPIRES 10/23/2027

Taylor K. Samuel
Notary Public
My commission expires: 10/23/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123564/350519-1-153-0700

LOT D OF SKAGIT COUNTY SHORT PLAT PL03-0168 AUDITORS FILE 200510280082; BEING A PORTION OF LOT 3 AND LOT 4 OF SHORT PLAT 59-89 RECORDED AUDITORS FILE 9002060010, SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. TOGETHER WITH THAT PORTION OF LOT 2 OF SHORT PLAT 59-89 FILED IN VOLUME 9 OF SHORT PLATS AT PAGE 199, RECORDS OF SKAGIT COUNTY, WASHINGTON WHICH LIES NORTH OF THE WESTERLY PROJECTION OF NORTH LINE OF LOT 1 OF SAID SHORT PLAT.

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
Recording Date: August 7, 1962
Recording No.: 625779
Affects: as described in said instrument

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

Granted to: roadway and utility
Purpose: roadway and utilities
Recording Date: March 2, 1990
Recording No.: 9003020101
Affects: as described in said instrument

3. 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
Purpose: underground electric transmission and/ or distribution line
Recording Date: February 25, 1992
Recording No.: 9202250109
Affects: as described in said instrument

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

Granted to: GTE Systems Northwest
Purpose: Right-of-Way
Recording Date: May 29, 1992
Recording No.: 9205290053
Affects: as described in said instrument

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

Granted to: Puget Sound Power & Light Company
Purpose: Right-of-Way
Recording Date: August 11, 1994
Recording No.: 9408110069
Affects: as described in said instrument

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

EXHIBIT "B"

Exceptions
(continued)

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 Short Plat 59-89:

Recording No: 9002060010 Volume 9 Page 199

7. Order on Variance VA 03 0169 and the terms and conditions thereof:

Recording Date: October 8, 2003
Recording No.: 200310080038

8. 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 SHORT PLAT PL03-0168:

Recording No: 200510280082 Volume 15 Page 856

9. Agreement and the terms and conditions thereof:

Recording Date: October 28, 2005
Recording No.: 200510280080

10. Skagit County Planning & Development Services Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: October 28, 2005
Recording No.: 200510280081

11. Title Notification and the terms and conditions thereof:

Recording Date: September 13, 2006
Recording No.: 200609130103

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

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

EXHIBIT "B"Exceptions
(continued)

"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."

14. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.