202510030028
10/03/2025 09:31 AM Pages: 1 of 6 Fees: $308.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Benjamin Upper and Makenzi Upper
6142 N Fruitdale Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253245
Oct 03 2025
Amount Paid $12855.00
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

CHICAGO TITLE
620059883

Escrow No.: 620059883

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott P. Geary, a married man as his separate estate and Amryl R. Geary, an unmarried woman

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys and warrants to Benjamin Upper and Makenzi Upper, 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 GOV LT 2, SEC 6-35-5E, W.M.

Tax Parcel Number(s): P38484 / 350506-0-004-0103

Subject to:

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

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

Dated: 9/26/25

Scott P Geary
Scott P. Geary

Amryl R Geary
Amryl R. Geary

LORRIE J THOMPSON
NOTARY PUBLIC #65760
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2028

State of Washington
County of Skagit

This record was acknowledged before me on September 25, 2025 by Scott P. Geary.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

State of Washington
County of Skagit

This record was acknowledged before me on September 26, 2025 by Amryl R. Geary.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

LORRIE J THOMPSON
NOTARY PUBLIC #65760
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2028

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P38484 / 350506-0-004-0103

THAT PORTION OF THE SOUTH HALF OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2 (THE NORTH QUARTER CORNER OF SAID SECTION 6), FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 6 IS NORTH 89°03'43" EAST A DISTANCE OF 2,639.99 FEET;

THENCE SOUTH 2°50'20" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 698.47 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF GOVERNMENT LOT 2;

THENCE NORTH 89°43'19" EAST, ALONG THE NORTH LINE OF SAID SOUTH HALF A DISTANCE OF 456.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0°16'41" EAST A DISTANCE OF 320.84 FEET;

THENCE NORTH 89°43'19" EAST PARALLEL WITH SAID NORTH LINE OF THE SOUTH HALF, A DISTANCE OF 707.61 FEET TO THE WESTERLY MARGIN OF THE COUNTY ROAD;

THENCE NORTHERLY ALONG SAID WESTERLY MARGIN A DISTANCE OF 323.70 FEET TO A POINT THAT IS NORTH 89°43'19" EAST FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°43'19" WEST, ALONG SAID NORTH LINE OF THE SOUTH HALF, A DISTANCE OF 679.79 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

EXHIBIT "B"
Exceptions

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

   Granted to: Pope & Talbot, Inc., a California corporation
   Purpose: Electric transmission and/or distribution line right of way
   Recording Date: August 5, 1948
   Recording No.: 421301

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

   Granted to: Pacific Northwest Pipeline Corporation
   Purpose: Pipeline right of way
   Recording Date: September 14, 1956
   Recording No.: 541486

3. 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 Survey:

   Recording No: 843464

4. 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 Survey:

   Recording No: 201801240060

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

6. 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

EXHIBIT "B"

Exceptions
(continued)

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."

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

UNOFFICIAL DOCUMENT

John L. Scott
REAL ESTATE

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated **August 16, 2025**

between **Benjamin B Upper** (Buyer), **Makenzi Upper** (Buyer) ("Buyer")

and **Scott P Geary** (Seller), **Amryl R Geary** (Seller) ("Seller")

concerning **6142 N Fruitdale Rd** (Address), **Sedro Woolley** (City), **WA** (State), **98284** (Zip) (the "Property")

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.

Authentisign Benjamin B Upper	08/16/2025	Authentisign Scott P Geary	08/18/25
Buyer	Date	Seller	Date
Authentisign Makenzi Upper	08/16/2025	Authentisign Amryl R Geary	08/18/25
Buyer	Date	Seller	Date

UNOFFICIAL DOCUMENT