202607090013
07/09/2026 08:58 AM Pages: 1 of 4 Fees: $306.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Darryl Knutson
22532 Babcock Rd
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262143
Jul 09 2026
Amount Paid $7373.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Chicago Title
620062439

STATUTORY WARRANTY DEED

THE GRANTOR(S) Amy Kosanke, 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 Darryl Knutson, a single man

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1 of Short Plat No. 65-88, approved March 11, 1991, recorded July 25, 1991, in Book 9 of Short Plats, page 389, under Auditor's File No. 9107250026, records of Skagit County, Washington, and being a portionof the East ½ of the Northeast ¼ of the Southwest ¼ of Section 11, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P116172 / 340411-0-005-0100,

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: July 3, 2026

Amy Kosanke

State of Washington

County of Skagit

This record was acknowledged before me on 7/3/2026 by Amy Kosanke.

(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 2.23.2028

NOTARY PUBLIC
STATE OF WASHINGTON
CHERYL A. GOODWIN
License Number 190358
My Commission Expires 02-23-2028

EXHIBIT "A"

SPECIAL EXCEPTIONS:

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

Granted to:	Albert Stroebel
Purpose:	Construct and maintain a drainage ditch
Recording Date:	March 16, 1912
Recording No.:	90386
Affects:	A portion of said premises

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:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	August 23, 1960
Recording No.:	597905
Affects:	A portion of said premises

Declaration of Covenant and the terms and conditions thereof:

Recording Date:	March 26, 1981
Recording No.:	8103260008

Skagit County Hearing Examiner Variance No. V-87-022 and the terms and conditions thereof:

Recording Date:	July 2, 1987
Recording No.:	8707020019

Skagit County Hearing Examiner Variance No. V-81-002 and the terms and conditions thereof:

Recording Date:	February 21, 1985
Recording No.:	8502210035

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 No. 65-88:

Recording No: 9107250026

Title Notification, including the terms, covenants and provisions thereof

Recording Date:	July 1, 2016
Recording No.:	201607010084

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EXHIBIT "A" -continued

SPECIAL EXCEPTIONS:

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

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."

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