

POOR ORIGINAL

**When recorded return to:**

Michael G. Walsh and Nicole L. Walsh  
20299 Gardner Court  
Burlington, WA 98233



201709280188

Skagit County Auditor

\$77.00

9/28/2017 Page

1 of

4 3:27PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245395854

**CHICAGO TITLE**

**U200323VB**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bradley M. Whaley and Amy K. Whaley, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Michael G. Walsh and Nicole L. Walsh, husband and wife

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

Lot 10, PLAT OF BROWN AND MCMILLEN DIV. 3, according to the plat thereof, recorded in Volume 16 of Plats, pages 209 through 211, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P112866,

Subject to:

Subject to Exhibit "A"

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174583

SEP 28 2017

Amount Paid \$6501.11

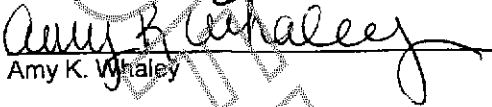
Skagit Co. Treasurer

By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

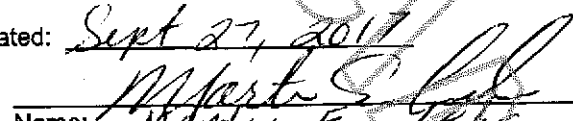
Dated: September 18, 2017

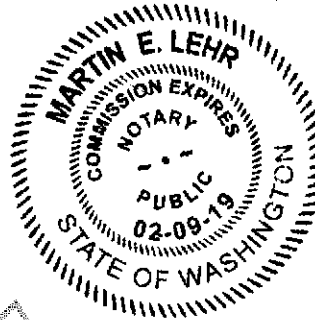
  
\_\_\_\_\_  
Bradley M. Whaley

  
\_\_\_\_\_  
Amy K. Whaley

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Bradley M. Whaley and Amy K. Whaley are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Sept 27, 2017  
  
\_\_\_\_\_  
Name: Martin E. Lehr  
Notary Public in and for the State of WA  
Residing at: HA, Coagoo  
My appointment expires: 2-9-19



**EXHIBIT "A"**

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 BROWN AND MCMILLEN DIV III:

Recording No: 9802030007

Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 3, 1998  
Recording No.: 9802030008

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 26, 2009  
Recording No.: 200908260035

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: August 11, 2015  
Recording No.: 201508110102  
Matters shown: fenceline

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED



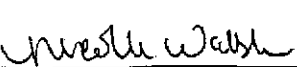

The following is part of the Purchase and Sale Agreement dated September 01, 2017  
between Michael Walsh Nicole Walsh ("Buyer")  
Buyer Buyer  
and Bradley & Amy Whaley ("Seller")  
Seller Seller  
concerning 20299 Gardner Court Burlington WA 98233 (the "Property")  
Address City State Zip

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.

 Buyer	<u>9/1/17</u> Date	 Authenticator 09/01/2017 Date
 Buyer	<u>9/1/17</u> Date	 Authenticator 09/01/2017 Date