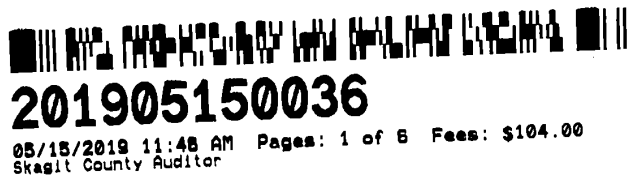


When recorded return to:  
Brad M. Clifton and Holly A. Clifton  
24054 Trinity Lane  
Sedro Woolley, WA 98284



Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE

620037597

Escrow No.: 620037597

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kirby R. Bertholf and Shirley A. Bertholf, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Brad M. Clifton and Holly A. Clifton, husband and wife as joint tenants

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

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. PL04-0308, as approved December 3, 2004, and recorded December 3, 2004 under Auditor's File No. 200412030118, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southwest Quarter of Section 6, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122354 / 350506-0-021-0400,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20191805  
MAY 15 2019

Amount Paid \$ 9174.20  
Skagit Co. Treasurer  
By Mel Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 8, 2019

X Kirby R. Bertholf  
Kirby R. Bertholf

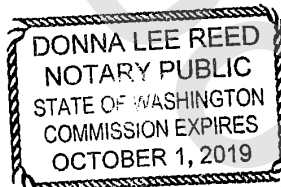
X Shirley A. Bertholf  
Shirley A. Bertholf

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Kirby R. Bertholf and Shirley A. Bertholf 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: 5/14/19

Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2019



## EXHIBIT "A"

### Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: September 14, 1956  
 Auditor's No(s): 541514, records of Skagit County, Washington  
 In favor of: The Pacific Pipeline Corporation, a Delaware Corporation  
 For: Construct, maintain, etc. a pipeline  
 Affects: 75 foot strip, the exact location of which is not disclosed on the record
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: December 13, 1965  
 Auditor's No(s): 675911, records of Skagit County, Washington  
 In favor of: El Paso Natural Gas Company  
 For: Right to locate, construct, maintain, etc., with the right of ingress and egress to  
 and from a cathodic protection station, also the right to construct driveways, utility lines  
 and drain tile lines  
 across the right-of-way herein granted  
 Affects: Exact location not disclosed on the record
  
3. Exceptions and reservations as contained in Deed;  
 Recorded: July 6, 1907  
 Auditor's No.: 63009, records of Skagit County, Washington  
 As Follows: Excepting, however, from the operation of this deed, its successors and  
 assigns all mineral  
 and mineral oils in, or under any of said lands, whether said mineral or mineral  
 oils are now  
 known, or shall hereafter be discovered without, however, any right of the  
 party of the first  
 part, its successors or assigns in, to or upon the surface of any of the said  
 lands
  
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  
 SKAGIT COUNTY SHORT PLAT NO. 85-78:  
  
 Recording No: 888892
  
5. 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,

**EXHIBIT "A"**Exceptions  
(continued)

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 SKAGIT COUNTY SHORT PLAT NO. PL04-0308:

Recording No: 200412030118

6. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: July 26, 2004  
 Auditor's No(s): 200407260156, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
  
 Note: Exact location and extent of easement is undisclosed of record.
7. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: December 3, 2004  
 Auditor's No(s): 200412030119, records of Skagit County, Washington  
 In favor of: Skagit County  
 For: Protected Critical Area  
 Affects: Various portions of said short plat
8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;  
 Recorded: December 30, 2004  
 Auditor's No(s): 200412030120, records of Skagit County, Washington  
 Executed By: Raymond Thompson et al
9. 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, 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 in the document  
  
 Recording Date: April 7, 2008  
 Recording No.: 200804070095
10. City, county or local improvement district assessments, if any.

**EXHIBIT "A"**

Exceptions  
(continued)

An agreement recorded November 21, 2016 at 201611210068 which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: November 21, 2016  
Recording No.: 201611210067



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 March 15, 2019  
between Brad M. Clifton Holly A. Clifton ("Buyer")  
Buyer Buyer  
and Kirby R Bertholf Shirley A Bertholf ("Seller")  
Seller Seller  
concerning 24054 Trinity Lane Sedro Woolley WA 98284 (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.

Authentication  
Brad M. Clifton 03/15/2019  
Buyer 3:38:23 PM PDT Date

Authentication  
Holly A. Clifton 03/15/2019  
Buyer 4:03:38 PM PDT Date

Authentication  
Kirby R. Bertholf 3/15/19  
Seller 3/15/2019 8:40:32 PM PDT Date

Authentication  
Shirley A. Bertholf 3/15/19  
Seller 3/15/2019 8:41:24 PM PDT Date