

When recorded return to:  
Barbara I. Brodland  
PO Box 561  
Sedro Woolley, WA 98284



**201905170067**

05/17/2019 01:40 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038040

**CHICAGO TITLE**  
W20038040

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) The Estate of Rosella M. Nesheim, deceased and The Estate of Jack B. Nesheim, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Barbara I. Brodland, an unmarried person

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

Tract Thirty-five (35) in WESTVIEW ACRES SUBDIVISION, SKAGIT COUNTY, WASHINGTON, according to the plat recorded in Volume 7 of Plats, Page 35, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P70281/ 4037-000-035-0016

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 1858  
MAY 17 2019

Amount Paid \$ 4,722.<sup>00</sup>  
Skagit Co. Treasurer  
By *mdm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 14, 2019

The Estate of Rosella M. Nesheim, deceased

BY: [Signature] P.R.  
Mark Nesheim  
Personal Representative

The Estate of Jack B. Nesheim, deceased

BY: [Signature]  
Mark Nesheim

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Mark Nesheim is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of The Estate of Rosella M. Nesheim, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 16, 2019  
[Signature]  
Name: Lourea L. Garka  
Notary Public in and for the State of wa  
Residing at: Arlington  
My appointment expires: 10/27/2022

NOTARY PUBLIC  
STATE OF WASHINGTON  
LOUREA L. GARKA  
License Number 122836  
My Commission Expires 10-27-2022

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Mark Nesheim is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as \_\_\_\_\_ of The Estate of Jack B. Nesheim, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 16, 2019  
[Signature]  
Name: Lourea L. Garka  
Notary Public in and for the State of wa  
Residing at: Arlington  
My appointment expires: 10/27/2022

NOTARY PUBLIC  
STATE OF WASHINGTON  
LOUREA L. GARKA  
License Number 122836  
My Commission Expires 10-27-2022

**EXHIBIT "A"**  
Exceptions

1. 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 plat of Westview Acres Subdivision:

Recording No: Volume 7 of Plats, Page 35

2. 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: April 1, 1955  
Recording No.: 515509

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Liability to future assessments for Fire District No. 6.
5. Liability to future assessments for Dike District No. 12.
6. Liability to future assessments for Fire District No. 19.
7. City, county or local improvement district assessments, if any.

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 4/15/2019  
between Barbara I Brodland ("Buyer")  
Buyer Buyer  
and Estate of Jack Nesheim ("Seller")  
Seller Seller  
concerning 12131 Chinook Dr. 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.

AuthentiSIGN  
Barbara I. Brodland 04/15/2019  
4/16/2019 11:36:55 AM PDT  
Buyer \_\_\_\_\_ Date \_\_\_\_\_

AuthentiSIGN  
Nesheim Estate by Mark Nesheim JR 04/15/2019  
4/8/2019 5:17:27 PM PDT  
Seller \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_