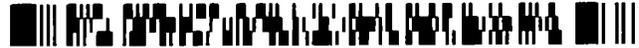


When recorded return to:
Suzanne L. DeVries and Geoffrey M. DeVries
22750 Chestnut Place
Mount Vernon, WA 98273



201907290091

07/29/2019 01:38 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038874

CHICAGO TITLE
020038874

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carlyn J. Steiner, Personal Representative of the Estate of Edwin A. Wells
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Suzanne L. DeVries and Geoffrey M. DeVries, wife and
husband

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 16, CASCADE RIDGE P.U.D., AS PER PLAT RECORDED IN VOLUME 14 OF PLATS,
PAGES 112 THROUGH 121, INCLUSIVE, 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): P83854/ 4530-000-016-0011

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 3163

JUL 29 2019

Amount Paid \$ 14,939.²⁰
Skagit Co. Treasurer
By *m.m.* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 23, 2019

Estate of Edwin A. Wells

BY: Carlyn Steiner
Carlyn Steiner
Personal Representative

State of Washington
County of King

I certify that I know or have satisfactory evidence that Carlyn Steiner

(s) are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Edwin A. Wells to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 07-26-2019

Diane L. Haugsvaer
Name: Diane L. Haugsvaer
Notary Public in and for the State of WA
Residing at: Seattle, WA
My appointment expires: 07-13-2021

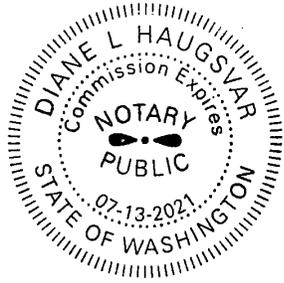


EXHIBIT "A"
Exceptions

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 Cascade Ridge P.U.D.:

Recording No: 9002220024

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

Granted to: Cascade Natural Gas
Purpose: installation and maintenance of utilities, including gas line
Recording Date: March 21, 1991
Recording No.: 9103210055
Affects: rights-of-way within Cascade Ridge that have not been expressly dedicated or accepted as public roads

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

Granted to: J.M. Sherrill and Nina V. Sherrill, husband and wife
Purpose: right-of-way
Recording Date: July 18, 1944
Recording No.: 373093
Affects: as described in said instrument

4. 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
Recording Date: July 20, 1990
Recording No.: 9007200086
Affects: 7 foot portion of said premises adjacent to roadway known as Quail Drive

5. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: English Lumber Company
Recording Date: September 5, 1934
Recording No.: 264464

EXHIBIT "A"Exceptions
(continued)

6. Pressurized sewage system agreement, including the terms and conditions thereof:
- Entered into by: Anthony Senff
and between: Skagit County
Recording Date: August 30, 1993
Recording No.: 9308300033
7. 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 6, 1990
Recording No.: 9004060014
Executed by: Keith Johnson, et al
8. Agreement including the terms and conditions thereof:
- Executed by: Keith S. Johnson and Skagit County
Recording Date: February 20, 1990
Recording No.: 9002200005
9. Notice and the terms and conditions thereof:
- Recording Date: February 18, 1998
Recording No.: 9802180010
Regarding: Low Flow Mitigation Summary
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Cascade Ridge P.U.D. Homeowner's Association.

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

**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 July 08, 2019
between Geoffrey M DeVries Suzanne L DeVries ("Buyer")
Buyer Buyer
and Estate of Edwin A Wells ("Seller")
Seller Seller
concerning 20888 Cascade Ridge Drive Mount Vernon WA 98274 (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
Geoffrey M DeVries 07/08/2019
Buyer 5:37:43 PM PDT Date

Authentication
Carlyn Steiner 07/10/2019
Seller 7:27:59 PM PDT Date

Authentication
Suzanne L DeVries 07/08/2019
Buyer 5:35:40 PM PDT Date

Seller Date