

**When recorded return to:**  
Geri Pierson-Barney  
14371 River Bend Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-3974  
Sep 13 2019  
Amount Paid \$5469.60  
Skagit County Treasurer  
By Marilyn Martich Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039679

**CHICAGO TITLE**  
620039679

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jeffrey A. Stensland, also appearing of record as Jeff Stensland, 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 Geri Pierson-Barney, an unmarried person

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

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

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

Tract 1 SP 79-80, ptn of Govt Lts 5 & 6 SE 1/4 Sec 12-34-03, Skagit County, WA

Tax Parcel Number(s): P21537

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 10, 2019

*Jeffrey A. Stensland*  
Jeffrey A. Stensland

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Jeffrey A. Stensland  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: September 11 2019

*Jana K Quinn*  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023

**JANA K QUINN  
Notary Public  
State of Washington  
License Number 179517  
My Commission Expires  
June 29, 2023**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P21537**

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TRACT 1 OF REVISED SKAGIT COUNTY SHORT PLAT NO. 79-80, APPROVED SEPTEMBER 10, 1981 AND RECORDED SEPTEMBER 11, 1981 AS AUDITOR'S FILE NO. 8109110008 IN BOOK 5 OF SHORT PLATS, PAGE 125, RECORDS OF SKAGIT COUNTY WASHINGTON; BEING A PORTION OF THE GOVERNMENT LOT 5 IN SECTION 12, 34 NORTH, RANGE 3 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company, a Massachusetts corporation  
Purpose: construct, reconstruct, improve, repair, maintain and operate an electric transmission or distribution line  
Recording Date: December 9, 1955  
Recording No.: 528715  
Affects: as described in said instrument
  
2. 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 Short Plat 79-80:  
  
Recording No: 8109110008
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: electric transmission line  
Recording Date: March 22, 1983  
Recording No.: 8303220008  
Affects: The Southerly 43 feet of premises
  
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
5. City, county or local improvement district assessments, if any.
  
6. Title is to vest in Geri Pierson-Barney and will be subject to:

Matters which may be disclosed by a search of the records against the name of the spouse or domestic partner of Geri Pierson-Barney, if married or a member of a registered domestic partnership.

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 \_\_\_\_\_  
between Gerl Pierson-Barney ("Buyer")  
Buyer Buyer  
and Jeffrey A. Stensland ("Seller")  
Seller Seller  
concerning 14371 River Bend Road Mount Vernon WA 98273 (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.

Gerl Pierson-Barney 8/14/19 Jeffrey A. Stensland 8/11/19  
Buyer Date Seller Date  
  
\_\_\_\_\_  
Buyer Date Seller Date