

**When recorded return to:**

Kevin D. Treadwell and Jamesa V. Treadwell  
18943 Milltown Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4108

Sep 20 2019

Amount Paid \$11219.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038491

**CHICAGO TITLE**  
620038491**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael A. O'Brien and Annette L. O'Brien, 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 Kevin D. Treadwell and Jamesa V. Treadwell, a married couple

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.)

Lot(s): 1 SKAGIT COUNTY SHORT PLAT NO. 99-0034

Tax Parcel Number(s): P118728 / 330431-1-001-0300

being ptn. N/2 NE  
31-33-4

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 15, 2019

Michael A. O'Brien  
Michael A. O'BrienAnnette L. O'Brien  
Annette L. O'BrienState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael A. O'Brien and Annette L. O'Brien 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: September 17, 2019Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish co  
My appointment expires: 9-01-2022

Notary Public  
State of Washington  
Kathryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P118728 / 330431-1-001-0300**

---

**PARCEL A:**

LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 99-0034, RECORDED DECEMBER 10, 2001, UNDER AUDITOR'S FILE NO.200112100228, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND BEING A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 33 NORTH, RANGE 4 EAST, W. M.

**PARCEL B:**

A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES OVER AND ACROSS A 60 FOOT STRIP AND DRIVEWAY EASEMENT AS SHOWN ON THE FACE OF THE SHORT PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Protected Critical Area Easement including the terms, covenants and provisions thereof  
Recording Date: December 10, 2001  
Recording No.: 200112100229
2. Declaration of Covenants and Road Maintenance Declaration including the terms, covenants and provisions thereof  
Recording Date: December 10, 2001  
Recording No.: 200112100230
3. Title Notification including the terms, covenants and provisions thereof  
Recording Date: July 10, 2002  
Recording No.: 200207100179
4. Agreement to Provide Service Contract including the terms, covenants and provisions thereof  
Recording Date: July 6, 2006  
Recording No.: 200607060079
5. Plat Lot of Record Certification including the terms, covenants and provisions thereof  
Recording Date: July 7, 2006  
Recording No.: 200607070072
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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 August 10, 2019  
between Kevin D Treadwell Jamesa V Treadwell ("Buyer")  
Buyer Buyer  
and Michael A Obrien Annette L Obrien ("Seller")  
Seller Seller  
concerning 18943 Milltown 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.

Authentication  
Kevin D Treadwell 08/10/2019  
Buyer 1:36:17 PM PDT Date

Authentication  
Jamesa V Treadwell 08/10/2019  
Buyer 1:38:13 PM PDT Date

Authentication  
Michael A Obrien 08/11/2019  
Seller 7:46:35 AM PDT Date

Authentication  
Annette L Obrien 08/11/2019  
Seller 7:52:54 AM PDT Date