

201912310064

12/31/2019 11:01 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor, WA

When recorded return to:

Adam Bernstein and Chelsea M. Bernstein
22901 Vickie Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5653

Dec 31 2019

Amount Paid \$5879.00
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.: 620040996

CHICAGO TITLE
620040996

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bonnie Edwards Schultz, who acquired title as Bonnie J. Edwards, a single woman for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Adam Bernstein and Chelsea M. Bernstein, a married couple

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

Lot 18, Plat of Garden Meadow, according to the Plat thereof recorded in Volume 13 of Plats, page 48, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

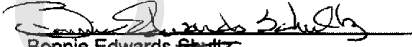
Tax Parcel Number(s): P82533

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 23, 2019


Bonnie Edwards Schultz
Schultz
BES

State of WASHINGTON
County of ~~SKAGIT~~ WHITMAN

I certify that I know or have satisfactory evidence that Bonnie Edwards ^{SCHEIDT} ~~Schultz~~ ^{SCHEIDT} is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/30/2019

Name: STACIE A OLSON
Notary Public in and for the State of WASHINGTON
Residing at: WHITMAN COUNTY
My appointment expires: 4/12/2022



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 Garden Meadow.

Recording No: 8109290012

2. 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 12/05/2019
between Adam Bernstein Chelsea Bernstein ("Buyer")
Buyer Buyer
and Bonnie J. Edwards ("Seller")
Seller
concerning 22901 Vickie Ln 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.

Authenticator
Adam Bernstein 12/06/2019
Buyer 7:43:48 PM PST Date

Bonnie J. Edwards 12/13/2019
Seller Date

Authenticator
Chelsea Bernstein 12/06/2019
Buyer 8:48:48 PM PST Date

Bonnie J. Edwards 12/13/2019
Seller Date