

When recorded return to:
Jerry Helsel
21886 Peter Burns Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-289
Jan 24 2020
Amount Paid \$2853.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040499

CHICAGO TITLE
620040499

STATUTORY WARRANTY DEED

THE GRANTOR(S) Betty J. Nelson, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jerry Helsel, 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.)

Ptn. SE SW, 22-33-5E, W.M.

Tax Parcel Number(s): P18209 / 330522-3-006-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 11, 2019

Betty J. Nelson
Betty J. Nelson

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Betty J. Nelson
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 12-17-19

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2020

Notary Public
State of Washington
Jennifer Brazil
Commission Expires 07/25/2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P18209 / 330522-3-006-0008

The Southeast Quarter of the Southwest Quarter of Section 22, Township 33 North, Range 5 East, W.M.

EXCEPT Road and Railway.

ALSO EXCEPT the North 510 feet of the East 710 feet.

AND ALSO EXCEPT the following:

Beginning at the intersection of the center line of the Lake Cavanaugh County Road with the East line of said subdivision;
thence North along the East line of said subdivision 351 feet;
thence West parallel with the South line of said subdivision 750 feet;
thence South parallel with the East line of said subdivision to the center line of the aforementioned County road;
thence Easterly along said center line to the point of beginning;
Except that portion lying Southerly of the Northerly right of way line of the lake Cavanaugh County Road.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof
Recording Date: May 20, 2005
Recording No.: 200505200147
2. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,
Recording Date: August 7, 2006
Recording No.: 200608070040
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: May 8, 2017
Recording No.: 201705080148
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.

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 October 14, 2019

between Jerry Helsel ("Buyer")

Buyer Buyer

and Betty J Nelson ("Seller")

Seller Seller

concerning 21886 Peter Burns Road 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.

Jerry Helsel 10/14/2019 Betty J. Nelson 10-19-19
Buyer Date Seller Date

Buyer Date Seller Date