

**When recorded return to:**  
Trevor Bevis and Brianna Bevis  
21 Harborview Drive  
Bellingham, WA 98229

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041448

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-2631  
Jul 15 2020  
Amount Paid \$4165.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**CHICAGO TITLE CO.**  
**620041448**  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard W. Werder and Carmen M. Werder, Trustees of the Dick and Carmen Werder Family Trust, dated February 11, 2005

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Trevor Bevis and Brianna Bevis, a married couple

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

LOT 1, BLOCK 2, BLANCHARD, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 91, 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): P71218/4072-002-001-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 26, 2020

Richard W. Werder and Carmen M. Werder, Trustees of the Dick and Carmen Werder Family Trust,  
dated February 11, 2005

BY *Richard W. Werder*  
Richard W. Werder  
Trustee

BY *Carmen M. Werder*  
Carmen M. Werder  
Trustee

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard W. Weber and Carmen M. Weber are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee, respectively, of Richard W. Werder and Carmen M. Werder, Trustees of the Dick and Carmen Werder Family Trust, dated February 11, 2005 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/16/2020  
*Julie M Dixon*  
Name: Julie M Dixon  
Notary Public in and for the State of Wash  
Residing at: Camano Island  
My appointment expires: 2/2/2022



**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 Blanchard:

Recording No: 83735

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

Purpose: driveway  
Recording Date: December 28, 1995  
Recording No.: 9512280115  
Affects: as described in said instrument

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. 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."