

When recorded return to:
Nicholas W. Bean and Anna M. Bean
22741 Nature View Drive
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043098

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4560
Oct 30 2020

Amount Paid \$6765.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE CO.
U20043098

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joy Marlene Peters who acquired title as Joy Marlene Francis, 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 Nicholas W. Bean and Anna M. Bean, a married couple

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

Tract 8, SKAGIT COUNTY SHORT PLAT NO. 125-78, approved July 26, 1978, and recorded July 27, 1978, in Volume 2 of Short Plats, page 239, under Auditor's File No. 884360, records of Skagit County, Washington; being a portion of the West Half of the East Half of Section 35, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P50688 / 360435-1-007-0707

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 25, 2020

X Joy Marlene Peters
Joy Marlene Peters

State of Idaho
County of Ada

I certify that I know or have satisfactory evidence that
Joy Marlene Peters
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: Oct 28, 2020

Jennifer Aileen Eaton
Name: Jennifer Aileen Eaton
Notary Public in and for the State of Idaho
Residing at: Ada
My appointment expires: Feb. 7, 2026

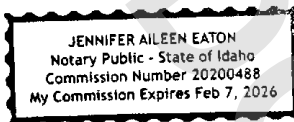


EXHIBIT "A"
Exceptions

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

Granted to: Donivan James, Ruth Engholm, Diana Wallace and Chester James
Purpose: Existing roads
Recording Date: March 10, 1971
Recording No.: 749556
2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Dorothy Beales, Donivan James, Diana Wallace and Chester James
Purpose: use of existing roads and premises as a means of ingress and egress
Recording Date: March 10, 1971
Recording No.: 749554
4. 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 Skagit County Short Plat No. 125-78:

Recording No: 884360
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent property owners
Purpose: Ingress, egress and utilities
Recording Date: November 10, 1980
Recording No.: 8011100059

Being a re-recording of Recording No. 7903150055
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"
Exceptions
(continued)

Granted to: Adjacent property owners
Purpose: Ingress, egress and utilities
Recording Date: March 16, 1979
Recording No.: 8903160074

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: November 11, 1978
Recording No.: 890405

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Note: Manufactured Home Title Elimination Application recorded under Recording No. 9102060013 recites that a manufactured (mobile) home is, or is being affixed to the Land.
10. Assessments, if any, levied by Samish Heights Div. No. 2.
11. City, county or local improvement district assessments, if any.

AuthentSign ID: 6909DDFD-A360-4E8F-813D-2931CE8D56E9

AuthentSign ID: 6F810016-4312-4826-8948-6BE7E82265DA

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 September 27, 2020
between Anna Marie Koranda Nicholas William Bean ("Buyer")
Buyer Buyer
and Joy M Peters ("Seller")
Seller Seller
concerning 22741 Nature View Dr 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 of 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.

AuthentSign
Anna M Koranda 09/27/2020
9:17:58 AM PDT Date

Joy M Peters 9-27-2020
Seller Date

AuthentSign
Nicholas W Bean 09/27/2020
8:52:20 PM PDT Date

Seller Date