

**When recorded return to:**  
River Holly Michelle  
23034 Mosier Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1534

Apr 09 2021

Filed for record at the request of



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Amount Paid \$7237.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**CHICAGO TITLE**  
620046886

Escrow No.: 620046886

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joseph C. Bertrand and Linda L. Longfellow, 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 River Holly Michelle, a single person and Chie Kawahara, a  
single 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. NW NW, 12-35-4E

Tax Parcel Number(s): P36280 / 350412-2-005-0010

Subject to:

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

# STATUTORY WARRANTY DEED (continued)

Dated: April 1, 2021

Joseph C. Bertrand  
Joseph C. Bertrand

Linda L. Longfellow

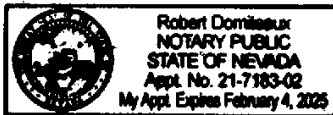
State of Nevada

County of Washoe

I certify that I know or have satisfactory evidence that

Joseph C. Bertrand  
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: 04-05-2021



Robert Dorniteaux  
Name: Robert Dorniteaux  
Notary Public in and for the State of Nevada  
Residing at: \_\_\_\_\_  
My appointment expires: 02-04-2025

State of \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ 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: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 1, 2021

Joseph C. Bertrand

*Linda L. Longfellow*

Linda L. Longfellow

State of \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ 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: \_\_\_\_\_

Name: \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

Residing at: \_\_\_\_\_,

My appointment expires: \_\_\_\_\_

State of Washington

County of Skaagit

I certify that I know or have satisfactory evidence that

Linda L. Longfellow 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: 4/2/2021

*Julie M. Dixon*

Name: Julie M. Dixon

Notary Public in and for the State of Skaagit

Residing at: Camano Island

**STATUTORY WARRANTY DEED**  
(continued)

My appointment expires: 2/2/2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P36280 / 350412-2-005-0010**

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The West Quarter of the Northwest Quarter of the Northwest Quarter of Section 12, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT the South Half;

AND EXCEPT all roads and rights of way for roads.

AND EXCEPT the South 25 feet of the West half of the above described tract as decreed in Skagit County Superior Court Cause No. 11-2-00345-3.

TOGETHER WITH the North 25 Feet of the East half of the Following described property as decreed in Skagit County Superior Court Cause No. 11-2-00345-3.:

The South half of the West 1/4 of the Northwest quarter of the Northwest quarter of Section 12, Township 35 North, Range 4 East, W.M., except the South 260 feet and except road along the West line thereof.

Situated in Skagit County, Washington.

**EXHIBIT "B"**

## Exceptions

1. Affect, if any, of a Notice of On-Site Sewage System Maintenance Agreement requirement recorded under Auditor's File No. 200709260042, records of Skagit County, Washington.
2. 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 Survey:  
  
Recording No: 201009070154
3. 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 March 01, 2021  
between River Holly Michelle Chie Kawahara ("Buyer")  
Buyer Buyer  
and Joseph C Bertrand Linda L Longfellow ("Seller")  
Seller Seller  
concerning 23034 Mosier Road 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.

\_\_\_\_\_  
Authorizor  
River H. Michelle 03/01/2021  
Buyer 10:57:50 AM PST Date

\_\_\_\_\_  
Authorizor  
Joseph C Bertrand 03/05/2021  
Seller 12:58:59 PM PST Date

\_\_\_\_\_  
Authorizor  
Chie 03/01/2021  
Buyer 11:34:27 AM PST Date

\_\_\_\_\_  
Authorizor  
Linda L Longfellow 03/05/2021  
Seller 1:48:47 PM PST Date