

**When recorded return to:**

Debra A. Kitchen and Wayne Edward Kitchen  
P.O. Box 484  
Concrete, WA 98237

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049739

CHICAGO TITLE CO.  
*620049739*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Timothy L. Brown and Eileen N. Brown, 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 Debra A. Kitchen and Wayne Edward Kitchen, wife and husband

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 OF LT 4, EVERETT'S FERTILE ACRES

Tax Parcel Number(s): P65209 / 3910-000-005-0008

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5400

Nov 24 2021

Amount Paid \$4389.00

Skagit County Treasurer

By Josie Bear Deputy

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 12, 2021

Timothy L. Brown  
Timothy L. Brown

Eileen N. Brown  
Eileen N. Brown

State of Washington  
County of Skagit

This record was acknowledged before me on 11-15-2021 by Timothy L. Brown and Eileen N. Brown.

Jennifer Brazil  
(Signature of notary public)

Notary Public in and for the State of Washington  
Residing at: Skagit County  
My commission expires: 7-25-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P65209 / 3910-000-005-0008**

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THE EAST 90 FEET OF THE NORTH 190 FEET OF LOT 4, EVERETT'S FERTILE ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE(S) 16 AND 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
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 the Plat of Everett's Fertile Acres:

Recording No: 502474

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 10, 1969  
Recording No.: 732789

3. Provisions contained in the articles of incorporation and bylaws of River Lane Community Club, including any liability to assessment lien.

Recording Date: September 5, 2001  
Recording No.: 200109050048

Said By Laws has been revised and recorded under Recording No. 201202220054 .

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as shown in the document

Recording Date: June 23, 1994  
Recording No.: 9406230016  
Purpose: Agreement for Boundary Line Adjustment, side yard and septic drainage easement

The exact location and extent of said easement is not disclosed of record.

5. Skagit County Permit center-lot certification and the terms and conditions thereof:

Recording Date: November 8, 2006  
Recording No.: 200611080076

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting

**EXHIBIT "B"**Exceptions  
(continued)

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: 9603150059

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.