

**When recorded return to:**  
Anthony Welch and Angela Welch  
20303 Gardner Court  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
**620050219**

Escrow No.: 620050219

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Margaret C. Wilson, 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 Anthony Welch and Angela Welch, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 9, "PLAT OF BROWN AND MCMILLEN DIV. 3", AS PER PLAT RECORDED IN VOLUME 16  
OF PLATS, PAGE(S) 209 THROUGH 211, INCLUSIVE, 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): P112865 / 4710-000-009-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-236

Jan 21 2022

Amount Paid \$10052.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 18, 2022

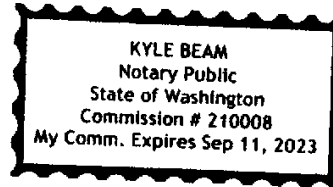
Margaret C. Wilson  
Margaret C. Wilson

State of WA  
County of Skaagit

This record was acknowledged before me on 1-19-22 by  
Margaret C. Wilson.

Kyle Beam  
(Signature of notary public)

Notary Public in and for the State of WA  
Residing at: Skaagit  
My commission expires: 9-11-23



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Brown and McMillen Division 3:

Recording No: 9802030007

2. Covenants, conditions and restrictions 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: February 3, 1998  
Recording No.: 9802030008

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 26, 2009  
Recording No.: 200908260035

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Brown & McMillen, Division No. 3 Homeowners Association  
Recording Date: February 3, 1998  
Recording No.: 9802030008

4. 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

**EXHIBIT "A"**

Exceptions  
(continued)

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."

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