

When recorded return to:

Nicholas George Henderson and Kaitlan Denise
Henderson
715 Kodiak Drive
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

CHICAGO TITLE COMPANY
500129763

Escrow No.: 500129763

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bradley S. Mueller, an unmarried man and Joanna L. Mueller, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Nicholas George Henderson and Kaitlan Denise Henderson, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 18, PLAT OF KINGSGATE, DIV. NO. 2, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 12 OF PLATS, PAGE 34, 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): P81044 / 4385-000-018-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

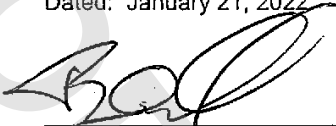
Affidavit No. 2022-294

Jan 25 2022

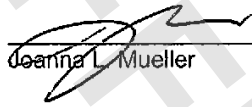
Amount Paid \$9340.00
Skagit County Treasurer
By Josie Bear Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 21, 2022

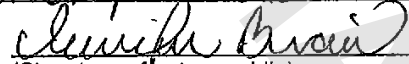


Bradley S. Mueller



Joanna L. Mueller

State of Washington
County of Skagit

This record was acknowledged before me on 1-21-2022 by
Bradley S. Mueller and Joanna L. Mueller


(Signature of notary public)

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

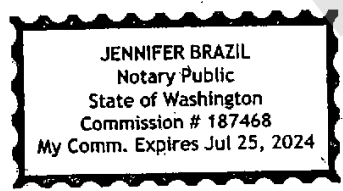


EXHIBIT "A"
Exceptions

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 Kingsgate Div. No. 2:

Recording No: 891786

2. Agreement Concerning Sewer Facilities and Reimbursement of Costs by Subsequent Users and the terms and conditions thereof:

Executed by: The City of Burlington, a municipal corporation of the State of Washington and Kingsgate Development Corporation

Recording Date: December 19, 1979

Recording No.: 893351

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

Authesign ID: EBC39F07-2699-4332-40A3-0E109804C597

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 December 07, 2021

between Nicholas G Henderson Kaitlan D Henderson ("Buyer")
Buyer Buyer
and Bradley S Mueller Joanna L Mueller ("Seller")
Seller Seller
concerning 715 Kodiak Dr Burlington WA 98233 (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 1/4 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.

Authesign
Nicholas Henderson
12/07/2021 12:37 PM PST
Buyer 12/07/2021
Date

Authesign
Bradley S Mueller
12/10/2021 12:37 PM PST
Seller 12/10/2021
Date

Kaitlan D Henderson
Buyer 12/10/2021
Date

Authesign
Joanna L Mueller
12/10/2021 12:37 PM PST
Seller 12/10/2021
Date