

**When recorded return to:**  
Don R. Van Sickle and Amanda M. Lee  
PO Box 243  
Lyman, WA 98263

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620050585

**CHICAGO TITLE**

620050585

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeremiah J. Swihart and Syann M. Swihart, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Amanda M. Lee, an unmarried person and Don R. Van Sickle,  
an unmarried 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.)

LTS 4 AND 5, BLK 2, CENTRAL ADDITION TO THE TOWN OF LYMAN

Tax Parcel Number(s): P74554 / 4132-002-004-0104, P74555 / 4132-002-005-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221290

Mar 31 2022

Amount Paid \$3685.00

Skagit County Treasurer

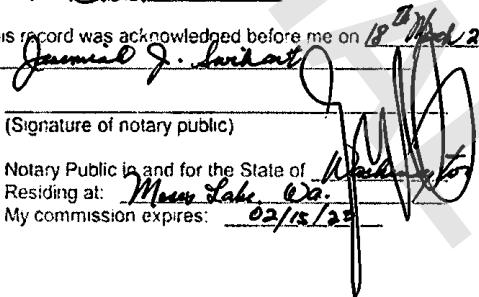
By Lena Thompson Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: March 16, 2022

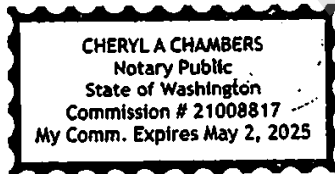
  
Jeremiah J. Swihart

Syann M. Swihart

State of Washington  
County of GrantThis record was acknowledged before me on 18<sup>th</sup> Mar 2022 by  
(Signature of notary public)Notary Public in and for the State of Washington  
Residing at: Meen Lake, Wa.  
My commission expires: 02/15/23

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 16, 2022

\_\_\_\_\_  
Jeremiah J. SwihartSyann M. Swihart  
\_\_\_\_\_  
Syann M. SwihartState of Washington  
County of ChelanThis record was acknowledged before me on 03-18-2022 by  
Syann M. SwihartC Cheryl A Chambers  
(Signature of notary public) Cheryl A ChambersNotary Public in and for the State of Washington  
Residing at: East Wenatchee  
My commission expires: May 2, 2025

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P74554 / 4132-002-004-0104 and P74555 / 4132-002-005-0004

LOTS 4 AND 5, BLOCK 2, CENTRAL ADDITION TO THE TOWN OF LYMAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 2, 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, 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 Central Addition to the Town of Lyman:

Recording No: 88013

2. 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."

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

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 20, 2022

between Don R Van Sickle Amanda M Lee ("Buyer")  
Buyer  
and Jeremiah J Swihart Syann M Swihart ("Seller")  
Seller  
concerning 8278 Reece Avenue 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.

Authenticator  
Don R Van Sickle 01/21/22  
Buyer  
Authenticator  
Amanda M Lee 01/21/22  
Buyer

Authenticator  
Jeremiah J Swihart 01/21/22  
Seller  
Authenticator  
Syann M Swihart 01/22/22  
Seller  
Syann M. Swihart 3/18/2022