

When recorded return to:
Eric Powell and Kimberlee Powell
4609 210th
Lynnwood, WA 98036

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051028

CHICAGO TITLE
620051028

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alisha M. Kleindel and Tyson Kleindel, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Eric Gregory Powell and Kimberlee Joy Powell, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

THE SOUTH 194.7 FEET OF THE NORTH 414 FEET OF THAT PORTION OF THE
NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE
WILLAMETTE MERIDIAN, LYING BETWEEN THE EAST LINE OF THE COUNTY ROAD
RUNNING ALONG THE EAST BANK OF BRITT'S SLOUGH AND THE WEST LINE OF THE
RIGHT OF WAY OF THE GREAT NORTHERN RAILWAY COMPANY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P29266 / 340431-0-027-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221884

May 06 2022

Amount Paid \$12010.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 03.07.22

WA-CT-FNRV-02150.620019-620051028

STATUTORY WARRANTY DEED
(continued)

Dated: May 2, 2022

Alisha M. Kleindel
Alisha M. Kleindel
Tyson Kleindel
Tyson Kleindel

State of Washington
County of Snohomish
This record was acknowledged before me on May 3, 2022 by Alisha M. Kleindel and Tyson Kleindel.

Alysia Hudson
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Arundel
My commission expires: 03.01.2024

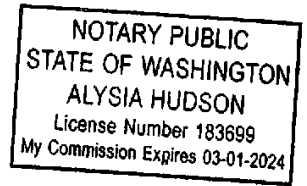


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 14, 1951
Auditor's No(s): 458114, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Utility System
Recording Date: January 24, 2022
Recording No.: 202201240114
Affects: Said premises

3. 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."

4. 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 4/5/2022
between Eric Powell Kimberlee Powell ("Buyer")
Buyer Buyer
and Alisha M Kleindel Tyson Kleindel ("Seller")
Seller Seller
concerning 17031 Britt Rd Mount Vernon WA 98273 (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
Eric Powell 04/05/22
Buyer Date

Authenticator
Alisha M Kleindel 03/11/2022
Seller Date

Authenticator
Kimberlee Powell 04/05/22
Buyer Date

Authenticator
Tyson Kleindel 03/11/2022
Seller Date