

When recorded return to:
Alex Sidwell and Pamela Sidwell
1065 Glacier Court
Oak Harbor, WA 98277

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051233

CHICAGO TITLE
620051233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222015

May 16 2022

Amount Paid \$837.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kerry J. Hansen and Rebecca McMillan Hansen, 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 Alex Sidwell and Pamela Sidwell, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT A-54, "LAKE TYEE DIVISION NO. III," AS PER PLAT RECORDED IN VOLUME 11 OF PLATS,
PAGES 68 THROUGH 74, 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): P79852 / 4357-001-054-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 10, 2022



Kerry J. Hansen


Rebecca McMillan Hansen

State of WA
County of Island

This record was acknowledged before me on 5/13/2022 by Kerry J. Hansen and Rebecca McMillan Hansen.



(Signature of notary public)

Notary Public in and for the State of WA
Residing at: Lake Stevens
My commission expires: 5/19/2025

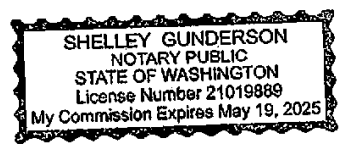


EXHIBIT "A"
Exceptions

1. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument:

Recording Date: July 1, 1975
Recording No.: 819946

2. 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 Lake Tyee Division No. III:

Recording No: 857758

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

Purpose: Installation, repair, maintenance and operation of any and all kinds and manner of utilities placed underground
Recording Date: June 7, 1977
Recording No.: 857760
Affects: Portion of said premises

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

Granted to: Scott Paper Company
Purpose: Roads
Recording Date: September 8, 1975
Recording No.: 823163
Affects: Portion of said premises

5. 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

EXHIBIT "A"
Exceptions
(continued)

Recording Date: June 7, 1977
Recording No.: 857761

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 3, 1977
Recording No.: 861972

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 27, 1979
Recording No.: 7906270014

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 30, 1986
Recording No.: 8606300021

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 12, 1987
Recording No.: 8706120018

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 24, 1996
Recording No.: 9609240021

6. City, county or local improvement district assessments, if any.
7. 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.

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 April 26, 2022
between Alex Sidwell Pamela Sidwell ("Buyer")
Buyer Buyer
and Kerry J Hansen Rebecca McMillan Hansen ("Seller")
Seller Seller
concerning 45096 Tolo Trl, 3A54 Concrete WA 98237 (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.

Authentisich


Buyer Date
04/26/22

Authentisich


Buyer Date
04/26/22

Authentisich
Kerry J Hansen

Seller Date
03/29/2022

Authentisich
Rebecca McMillan Hansen

Seller Date
03/29/2022