

When recorded return to:
Steven Gunderson and Bridgette Gunderson
4831 Ida Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222307

Jun 03 2022

Amount Paid \$9785.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

**CHICAGO TITLE COMPANY
620051621**

Escrow No.: 245450751

STATUTORY WARRANTY DEED

THE GRANTOR(S) Denise Farrell, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Steven Gunderson and Bridgette Gunderson, a married couple

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

Lot 7, Prairie Acres III, Recorded in Volume 12 of Plats, Page 74, 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): P81583, 4407-000-007-0004/P81583,

Subject to:

1. 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

STATUTORY WARRANTY DEED

(continued)

permitted by applicable

law, as set forth on the Plat of Prairie Acres III:

Recording No: 7909050005

2. Prairie Acres Water System Bylaws and the terms and conditions thereof:

Recording Date: July 15, 2005

Recording No.: 200507150164

Bylaws Addendum 1 of Prairie Acres Water System

Recording Date: November 14, 2016

Recording No.: 201611140051

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

STATUTORY WARRANTY DEED
(continued)

Dated: May 19, 2022

Denise M Farrell
Denise Farrell

State of CA
County of Ventura

I certify that I know or have satisfactory evidence that Denise Farrell is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-1-22

Jacob Alexander
Name: Jacob Alexander
Notary Public in and for the State of CA
Residing at: LA CA
My appointment expires: 12-14-2024

