

When recorded return to:

Donna K. Rowell
11858 Frans Ridge Lane
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.

620051940

Escrow No.: 620051940

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew Kevin McKole, an unmarried person, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Donna K. Rowell, a married woman as her separate estate

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.)

PTN GOVT. LT 1, SEC 11-34-2E, W.M.

Tax Parcel Number(s): P6209 / 340211-1-001-0600

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222853

Jul 12 2022

Amount Paid \$1157.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 22, 2022


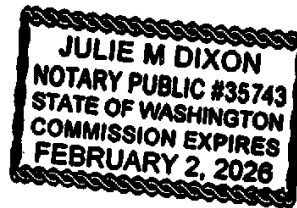

Matthew Kevin McKoleState of Washington
County of SkaagitThis record was acknowledged before me on 7-11-2022 by Matthew Kevin McKole.
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 2-2-2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P6209 / 340211-1-001-0600

ALL THAT PART OF GOVERNMENT LOT 1 IN SECTION 11, TOWNSHIP 34 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11;
THENCE S 89°32'24" W, ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 1061.85 FEET TO A MEANDER CORNER AS SHOWN ON THE RECORD OF SURVEY PREPARED BY JOHN VADAI AND RECORDED IN BOOK 1 OF SURVEYS, PAGE 87, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE S 20°35'51" E, ALONG THE MEANDER LINE, A DISTANCE OF 105.79 FEET;
THENCE N 72°08'16" E, A DISTANCE OF 13.08 FEET;
THENCE S 15°16'59" E, A DISTANCE OF 22.55 FEET;
THENCE S 25°15'52" E, A DISTANCE OF 157.93 FEET;
THENCE S 22°33'13" E, A DISTANCE OF 131.44 FEET TO THE POINT OF BEGINNING;
THENCE N 89°03'39" W, A DISTANCE OF 75.71 FEET;
THENCE S 20°36'10" E, A DISTANCE OF 40.63 FEET;
THENCE N 88°57'43" E, A DISTANCE OF 67.75 FEET;
THENCE N 09°42'37" W, A DISTANCE OF 36.08 FEET TO THE POINT OF BEGINNING.

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 Survey:

Recording No: 9705140093

2. 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 Survey:

Recording No: 200107270096

3. Terms and condition of decree of quiet title in defendants and awarding easement as filed June 24, 2003 under Skagit Superior Court Case No. 97-2-00692-1

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

Granted to:	Robert E and Elizabeth A. Mack et al
Purpose:	Reciprocal Grant of Easement
Recording Date:	May 7, 2004
Recording No.:	200405070037
Affects:	Portion of said premises

5. 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,

EXHIBIT "B"Exceptions
(continued)

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. 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 06/07/22
between Donna Rowell ("Buyer")
Buyer
and Matthew K. McKole ("Seller")
Seller
concerning 10829 Josh Green Lane 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.

Authenticated
Donna Rowell 06/07/22
Buyer Date

Matthew K. McKole 6-2-22
Seller Date

Buyer Date

Seller Date