

When recorded return to:

Timothy Jerald Grigsby and Tracy Diane Grigsby
3705 East Broadway St
Mount Vernon, WA 98274

Filed for record at the request of:

**CHICAGO TITLE**
COMPANY OF WASHINGTON425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051878

CHICAGO TITLE

620051878

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard W. Bentley and Julie A. Bentley, 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 Timothy Jerald Grigsby and Tracy Diane Grigsby, a married
couple

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

LOT 11, PLAT OF CANDLE RIDGE, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS,
PAGE(S) 110 AND 111, 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): P104247 / 4610-000-011-0000

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20223008

Jul 22 2022

Amount Paid \$10319.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: July 14, 2022



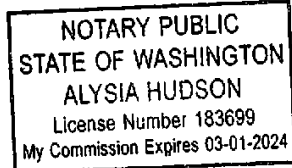

Richard W. Bentley
Julie A. BentleyState of Washington
County of SkagitThis record was acknowledged before me on July 14, 2022 by Richard W. Bentley and Julie A. Bentley.
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03-01-2024

EXHIBIT "A"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W.M. Lindsey and Emma S. Lindsey, husband and wife
Recording Date: April 2, 1902
Recording No.: 39602

The Company makes no representations about the present ownership of these reserved and excepted interests.
2. Ordinance No. 2497 and the terms and conditions thereof:

By: City of Mount Vernon
Dated Date: June 24, 1992
Recording Date: June 30, 1992
Recording No.: 9206300080
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Washington corporation
Purpose: Underground electric system
Recording Date: September 17, 1992
Recording No.: 9209170088
Affects: Portion of said premises
4. Power of Attorney and Agreement regarding LID, and the terms and conditions thereof:

Recording Date: October 19, 1993
Recording No.: 9310190066
5. 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 Candle Ridge:

Recording No: 9310190064
6. Covenants, conditions, restrictions and easements 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,

EXHIBIT "A"Exceptions
(continued)

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

Recording Date: August 13, 1994
Recording No.: 9408310034

Said instrument is a re-recording of instrument:

Recording Date: October 22, 1993
Recording No.: 9310220090

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 31, 1994
Recording No.: 9408310035

7. Liens and charges as set forth in the above mentioned declaration,
Payable to: Summer Ridge Owner's Association
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Mt Vernon.

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 June 20, 2022
between Timothy Jerald Grigsby Tracy Diane Grigsby ("Buyer")
Buyer Buyer
and Richard W Benuey Julie A Bentley ("Seller")
Seller Seller
concerning 3705 E Broadway Mount Vernon WA 98274 (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.

Timothy Jerald Grigsby	06/19/22
Buyer	Date
Tracy Diane Grigsby	06/19/22
Buyer	Date

<small>Authenticated</small> <u>Richard W Bentley</u> Seller	06/08/2022
	Date
<small>Authenticated</small> <u>Julie A Bentley</u> Seller	06/08/2022
	Date