

**When recorded return to:**  
Tyler Visten  
118 North Trail Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20223024  
Jul 22 2022  
Amount Paid \$9694.03  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620050979

**CHICAGO TITLE**  
620050979

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Garden Meadows SW LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Tyler Visten, an unmarried person and Hillary DenAdel, an  
unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 21, PLAT OF GARDEN MEADOWS, according to the Plat thereof Recorded under Recording  
No. 202106180051, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P135629 / 6088-000-021-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 14, 2022

Garden Meadows SW LLC

TLLP LLC, Member of Garden Meadows SW LLC

BY: [Signature]  
Paul J. Woodmansee  
Co-Manager of TLLP LLC

BY: [Signature]  
Timothy M. Woodmansee  
Co-Manager of TLLP LLC

State of Washington  
County of Skagit

This record was acknowledged before me on 7-15-22 by Paul J. Woodmansee and Timothy M. Woodmansee as Co Managers of Garden Meadows SW LLC.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 2-9-23



**EXHIBIT "A"**  
Exceptions

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

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: February 17, 2021  
Recording No.: 202102170161
  
2. Temporary Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Utilities  
Recording Date: April 28, 2021  
Recording No.: 202104280573
  
3. Model Home Agreement, including the terms, covenants and provisions thereof  

Recording Date: April 29, 2021  
Recording No.: 202104290134
  
4. 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 Survey:  

Recording No: 202105050092  
Affects: Easterly line
  
5. 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 Plat of Garden Meadows:  

Recording No: 202106180051
  
6. 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,

**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: June 18, 2021  
Recording No.: 202106180052

7. 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."

8. Assessments, if any, levied by Garden Meadows Homeowners Association.
9. Assessments, if any, levied by City of Sedro Woolley.
10. City, county or local improvement district assessments, if any.

**Weichert**  
EDGE HOME SALES  
Edge Home Sales

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 23, 2022  
between Hillary DenAdel Tyler Visten ("Buyer")  
Buyer Buyer  
and Garden Meadows SW LLC ("Seller")  
Seller Seller  
concerning 118 N Trail Rd Sedro-Woolley WA 98284 (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.

Authentisicaf  
Hillary DenAdel 02/24/2022  
Buyer Date

Authentisicaf  
Paul Woodmansee 02/25/22  
Seller Date

Authentisicaf  
Tyler Visten 02/24/2022  
Buyer Date

Authentisicaf  
Timothy Woodmansee 02/25/22  
Seller Date