

**When recorded return to:**  
Emily Fann and Kenneth Fann, Jr.  
827 John Liner Road  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620052110

Escrow No.: 620052110

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Vickie L. Bennett and Robert Bennett, wife and husband, as joint tenants with right of survivorship, and not as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Emily Fann and Kenneth Fann, Jr., a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 1, PLAT OF CASCADE PARK ADDITION, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 7 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY,  
WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 24,  
TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P76320 / 4154-000-001-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223109

Jul 29 2022

Amount Paid \$8183.00

Skagit County Treasurer

By Lena Thompson Deputy

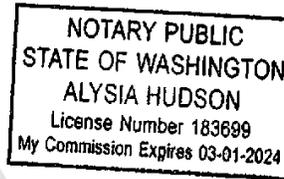
STATUTORY WARRANTY DEED  
(continued)

Dated: July 26, 2022

Vickie L Bennett  
Vickie L. Bennett  
Robert Bennett  
Robert Bennett

State of washington  
County of skagit  
This record was acknowledged before me on 07/26/2022 by Vickie L. Bennett and Robert Bennett.

Alysia Hudson  
(Signature of notary public)  
Notary Public in and for the State of washington  
My commission expires: 03-01-2024



**EXHIBIT "A"**  
Exceptions

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

In favor of:	Lots, 1, 2 and 8 of said plat
Purpose:	Sewer line
Recording Date:	June 19, 1985
Recording No.:	8506190016
Affects:	Portion of said premises
  
2. 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, 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:	April 4, 1956
Recording No.:	533917
  
3. 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, 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:	July 20, 1960
Recording No.:	596786
  
4. 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 Cascade Park Addition:  
  

Recording No:	533190
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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 Survey:

**EXHIBIT "A"**Exceptions  
(continued)

Recording No: 2009060023

6. 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Sedro Woolley.

**John L. Scott**  
REAL ESTATE

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 29, 2022  
between Kenneth Fann Jr Emily Fann ("Buyer")  
Buyer Buyer  
and Vickie L Bennett Robert Bennett ("Seller")  
Seller Seller  
concerning 827 John Liner Road 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.

Authentisox  
Kenneth Fann 06/29/2022  
Buyer Date

Authentisox  
Vickie L Bennett 06/30/22  
Seller Date

Authentisox  
Emily Fann 06/29/2022  
Buyer Date

Authentisox  
Robert Bennett 06/30/22  
Seller Date