

**When recorded return to:**  
Lynette Lea Wood and Randy Craig Wood  
44846 Compton Lane  
Concrete, WA 98237

**CHICAGO TITLE COMPANY  
620051795**

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245451514

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Adam Keith Kearns, married as his 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 Lynette Lea Wood and Randy Craig Wood, a married couple

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.)

LT(S) 6-15, BLK 13, "C. W. GRIEST'S PLAT OF GRASSMERE"

Tax Parcel Number(s): P71027 / 4066-013-020-0101

Subject to:

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 C.W. Griest's Plat of Grassmere:  
Recording No: Volume 3, Page 94
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223221

Aug 05 2022

Amount Paid \$6645.00

Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Granted to: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Utility systems for transmission, distribution and sale of gas and electricity  
Recording Date: October 20, 1998  
Recording No.: 9810200094  
Affects: Portion of said premises

3. Quitclaim Deed for Boundary Line Adjustment and the terms and conditions thereof:  
Recording Date: May 4, 2022  
Recording No.: 202205040055

4. 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."

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 29, 2022

Adam Kearns  
Adam Keith Kearns

Crissy Lynn Kearns  
Crissy Lynn Kearns, as to any homesteading or community property rights

State of WASHINGTON  
County of Whatcom

I certify that I know or have satisfactory evidence that Adam Keith Kearns 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: June 29, 2022

Name: Leah J Richardson  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: 08-29-2024

**LEAH J RICHARDSON**  
STATE OF WASHINGTON  
NOTARY PUBLIC  
License # 13667  
MY COMMISSION EXPIRES  
August 29, 2024

State of Washington  
County of Whatcom of Whatcom

I certify that I know or have satisfactory evidence that

Crissy Lynn Kearns  
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 29, 2022

Name: Leah J Richardson  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: 08-29-2024

**LEAH J RICHARDSON**  
STATE OF WASHINGTON  
NOTARY PUBLIC  
License # 13667  
MY COMMISSION EXPIRES  
August 29, 2024

**EXHIBIT "A"**  
Legal Description

LOT(S) 6 THROUGH 15, BLOCK 13, "C. W. GRIEST'S PLAT OF GRASSMERE", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 94, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE UNOPENED ALLEY AS SHOWN ON SAID PLAT OF "C. W. GRIEST'S PLAT OF GRASSMERE" LYING CONTIGUOUS TO SAID LOT(S) 6 THROUGH 15, BLOCK 13 AS PER FINAL ORDER OF VACATION PER RESOLUTION NO. R20220071 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202204120055.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.