

When recorded return to:

The Wilson Family 2010 Revocable Trust dated
June 3, 2010
1611 SE 9th Ave
Oak Harbor, WA 98277

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

2150 North 107th St., Suite 310
Seattle, WA 98133

CHICAGO TITLE COMPANY
620052425

Escrow No.: 0243698-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey P. Baron, a married man 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 David H. Wilson, Trustee of The Wilson Family 2010
Revocable Trust dated June 3, 2010

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

THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE
3 EAST, W.M.,

EXCEPT ROAD ALONG THE SOUTH LINE OF SAID SUBDIVISION,

EXCEPT THE EAST 30 FEET THEREOF,

AND EXCEPT THAT PORTION, IF ANY, LYING WEST OF THE WEST LINE OF THE EAST 660
FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER.

(ALSO KNOWN AS PARCEL A OF SURVEY RECORDED ON SEPTEMBER 10, 2004 UNDER
AUDITOR'S FILE NO.
200409100066.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P35296/ **350332-4-017-0001**

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223280

Aug 10 2022

Amount Paid \$6965.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 2, 2022

Jeffrey P. Baron
Jeffrey P. Baron

State of WA

County of Snohomish

This record was acknowledged before me on 8-8-22 by Jeffrey P. Baron.

Tamara M. McKinley
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 8-10-24

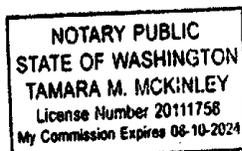


EXHIBIT "A"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

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: 9607160055
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: 200409100066
3. Aerobic Treatment Unit Service Agreement and the terms and conditions thereof:
Executed by: Skagit Co. Health Dept and Peter Mullen and Stacia Mullen
Recording Date: July 22, 2004
Recording No.: 200407220070
4. Lot of Record Certification and the terms and conditions thereof:
Recording Date: June 10, 2005
Recording No.: 200506100034
5. Notice of Airport Noise and Overflight Effects and the terms and conditions thereof:
Recording Date: March 5, 2009
Recording No.: 200903050091
6. 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: 201907050016
7. 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. 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 07/25/22
between David H Wilson Trustee ("Buyer")
Buyer Buyer
and Jeff Baron ("Seller")
Seller Seller
concerning 13905 Bayview Road 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.

Authenticator
David H Wilson Trustee 07/25/22
Buyer Date

Jeff Baron 7-10-22
Seller Date

Buyer Date

Seller Date