

**When recorded return to:**

Jason Peterson and Sheila Peterson  
7726 Russell Road  
Concrete, WA 98237

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620051972

Escrow No.: 620051972

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Dennis M. Brown and Theresa Brown, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part  
of an IRS 1031 Tax Deferred Exchange  
in hand paid, conveys, and warrants to Jason Peterson and Sheila Peterson, husband and wife

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

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 00-0085, APPROVED SEPTEMBER 12, 2000  
AND RECORDED SEPTEMBER 13, 2000, UNDER AUDITOR'S FILE NO. 200009130102, BEING  
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A  
PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 10,  
TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., IN SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223361

Aug 15 2022

Amount Paid \$5443.40  
Skagit County Treasurer  
By Josie Bear Deputy

Tax Parcel Number(s): P117207 / 350710-0-002-0200

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 5, 2022



Dennis M. Brown

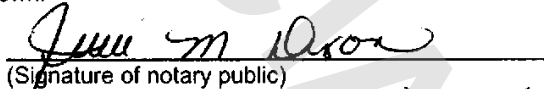


Theresa Brown

State of Washington

County of Skagit

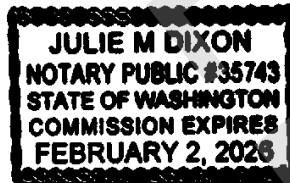
This record was acknowledged before me on 8/15/2022 by Dennis M. Brown and Theresa Brown.



(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 2/2/2026



## EXHIBIT "A"

### Exceptions

1. Variance VA 97 0517 and the terms and conditions thereof:  
Recording Date: June 1, 1999  
Recording No.: 9906010192
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Grandy Creek Grocery Water System Association, a Washington corporation  
Purpose: For the operation and maintenance of a well and water distribution system  
Recording Date: February 1, 2000  
Recording No.: 200002010068  
Affects: Portion of said premises
3. Declaration of covenant and the terms and conditions thereof:  
Recording Date: February 1, 2000  
Recording No.: 200002010070
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 Short Plat No. 00-0085:  
  
Recording No: 200009130102
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:  
  
Recording No: 202106100142
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

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

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. City, county or local improvement district assessments, if any.