

**When recorded return to:**  
Clyde Fox and Denise Fox  
16639 Dunbar Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223506

Aug 26 2022

Amount Paid \$51625.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

**CHICAGO TITLE COMPANY**  
**620051971**

Escrow No.: 245452984

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard L. Seaver, as Trustee of the Richard L. Seaver Survivor's Trust under Agreement Dated February 26, 2013

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 Clyde Fox and Denise Fox, a married couple

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

LOT B AND THE NORTH 29.3 FEET OF LOT A, SKAGIT COUNTY SHORT PLAT NO 23-86,  
APPROVED NOVEMBER 6, 1986, AND RECORDED DECEMBER 3, 1986, IN VOLUME 7 OF  
SHORT  
PLATS, PAGE 141, UNDER AUDITOR'S FILE NO. 8612030002, RECORDS OF SKAGIT  
COUNTY,  
WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 3 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): P21986 / 340314-4-013-0008, P21990 / 340314-4-015-0105,

Subject to:

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

**STATUTORY WARRANTY DEED**

(continued)

In favor of: Olympic Pipe Line Company, a Delaware corporation

Purpose: Pipe Lines

Recording Date: December 20, 1972

Recording No.: 778404

Affects: Said premises

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: February 12, 1988

Recording No.: 8802120008

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. 23-86:  
Recording No: 8612030002

Title Notification and the terms and conditions thereof:

Recording Date: March 15, 2005

Recording No.: 200503150078

Title Notification - Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: March 15, 2005

Recording No.: 200503150079

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

Granted to: Puget Sound Energy, Inc., a Washington corporation and Cascade Natural Gas, a Washington corporation

Purpose: Electric transmission and/or distribution line

Recording Date: August 16, 2010

Recording No.: 201008160134

Affects: Portion of said premises

**STATUTORY WARRANTY DEED**

(continued)

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."

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 17, 2022

Richard L. Seaver Survivor's Trust under Agreement Dated February 26, 2013

BY: *Rick L. Seaver*  
Rick L. Seaver  
Trustee

State of Idaho

County of Canyon

This record was acknowledged before me on August 19, 2022 by Rick L. Seaver as  
Trustee of Richard L. Seaver Survivor's Trust under Agreement Dated February 26, 2013.

*Shelly Dyer*  
(Signature of notary public)  
Notary Public in and for the State of Idaho  
My appointment expires: 6-21-2025

SHELLY DYER  
Notary Public - State of Idaho  
Commission Number 50239  
My Commission Expires Jun 21, 2025