

When recorded return to:
Justin Lincoln and Jennifer Lincoln
7735 State Route 9
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
620052261

Escrow No.: 620052261

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Patrick Rush and Joyce Waldron Rush, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Justin Lincoln and Jennifer Lincoln, 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.)

PTN OF S 1/2 OF GOVT LT 3 OF 7-35-5E

Tax Parcel Number(s): P38620 / 350507-0-035-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223811

Sep 15 2022

Amount Paid \$8717.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 14, 2022

David Patrick Rush
David Patrick RushJoyce Waldron Rush
Joyce Waldron RushState of WashingtonCounty of KingThis record was acknowledged before me on 09/14/2022 by David Patrick Rush
and Joyce Waldron Rush.Daniela Borovska
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 04/02/2026

DANIELA BOROVSKA
Notary Public
State of Washington
Commission # 33066
My Comm. Expires Apr 2, 2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38620 / 350507-0-035-0006

THE SOUTH 214 FEET OF THE FOLLOWING DESCRIBED TRACTS:

THE SOUTH 1/2 OF GOVERNMENT LOT 3, LYING EASTERLY OF SR 9 (FORMERLY
SECONDARY STATE HIGHWAY NO. 1-A), EXCEPT THAT PORTION THEREOF LYING
NORTHERLY AND EASTERLY OF THE MIDLINE OF AN EXISTING CREEK;

TOGETHER WITH THAT PORTION OF THE SOUTH 22 ACRES OF THE NORTHEAST 1/4 OF THE
SOUTHWEST 1/4, LYING WESTERLY OF THE MIDLINE OF AN EXISTING CREEK WHICH RUNS
GENERALLY IN THE SOUTHEASTERLY DIRECTION;

ALL IN SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: The Wolverine Company
Recording Date: March 17, 1921
Recording No.: 148541

Reserving unto grantor all mineral and mineral oils

2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Puget Mill Company
Recording Date: July 18, 1933
Recording No.: 257064

The first party hereby reserves unto itself and unto its successors and assigns, the full, complete and absolute right to all oils, gases, coal, minerals, metals, and fossils of every name and nature which may be in or upon said land or any part thereof, with the right of entry upon said land to prospect and explore for oils, gases, coal, minerals, metals and fossils of every name and nature and also to take, mine and remove the same; provided, however that said second party, his heirs and assigns, shall be reasonable compensated for all damage done to the surface and soil of said land and the improvements thereon in carrying out such operations.

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

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Water pipeline or pipelines
Recording Date: September 9, 1958
Recording No.: 570140

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

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Water pipeline or pipelines
Recording Date: September 9, 1958
Recording No.: 570141

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

Granted to: Puget Sound Power & Light Company

EXHIBIT "B"**Exceptions
(continued)**

Purpose: Electric transmission and/or distribution line
Recording Date: September 2, 1986
Recording No.: 8609020045

6. Skagit County Hearing Examiner Order No. APP-95-006 including the terms, covenants and provisions thereof

Recording Date: June 22, 1995
Recording No.: 9506220062

7. 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: 200308070022

8. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. 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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 07/02/2022
between Justin Lincoln and Jennifer Lincoln ("Buyer")
and David Rush and Joyce Rush ("Seller")
concerning 7735 WA-9 Sedro-Woolley WA 98284 (the "Property")
Buyer Seller 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.

DocuSigned by:
Justin Lincoln 7/2/2022
Buyer Date
DocuSigned by:
Jennifer Lincoln 7/2/2022
Buyer Date

Authenticator
David P Rush 07/09/22
Seller Date
Authenticator
Joyce W Rush 07/09/22
Seller Date

