

When recorded return to:

Kirk Hamilton Brownell and Sandra L. Brownell
11356 Michael Place
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052485

CHICAGO TITLE
620052485

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cory Meeder and Heather Meeder, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kirk Hamilton Brownell and Sandra L. Brownell, a married
couple

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

LOT 10, PLAT OF KABALO HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED
MAY 25, 2000, UNDER AUDITOR'S FILE NO. 200005250077, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P116818 / 4753-000-010-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223813

Sep 15 2022

Amount Paid \$25804.11


Skagit County Treasurer

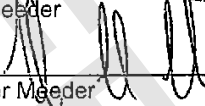
By Lena Thompson Deputy

WA-CT-FNRV-02150.620019-620052485

STATUTORY WARRANTY DEED
(continued)

Dated: September 1, 2022

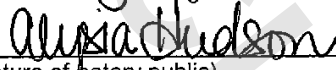

Cory Meeder


Heather Meeder

State of Washington

County of Snohomish

This record was acknowledged before me on 09/12/2022 by Cory Meeder and Heather Meeder.


(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

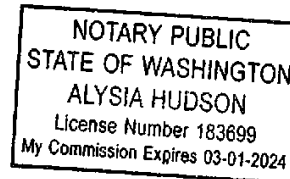


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, conveyed by instrument;

Recorded: March 11, 1960
Auditor's No.: 591915
In favor of: J.D. Benotsen and Gretchen Benotsen, husband and wife
For: Roadway
Affects: Said plat, the exact location and extent of said easement is undisclosed of record

2. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: January 10, 1964
Auditor's No.: 645278
In favor of: Olympic Pipe Line Company
For: Right-of-way for pipelines and appurtenances
Affects: Westerly portion of the East Half of the Northwest Quarter

This easement was amended and restated by an instrument;

Recorded: January 22, 2001
Auditor's No.: 200101220007

3. Easement, including the terms and conditions thereof, disclosed by instrument;

Recorded: September 1, 1993
Auditor's No.: 9309010028
In favor of: Florence A. Berry
For: Ingress, egress and utilities
Affects: Said plat, the exact location and extent of said easement is undisclosed of record

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 Plat of Kabalo Heights:

Recording No: 200005250077

5. Easement, including the terms and conditions thereof, granted by instrument;

Dated: May 25, 2000
Recorded: May 25, 2000
Auditor's No.: 200005250078

EXHIBIT "A"Exceptions
(continued)

- In favor of: Public
For: The use and unobstructed passage of aircraft over and above said lands
6. Right of way for ditches, constructive notice of which is contained in various instruments of record.
7. Agreement, including the terms and conditions thereof; entered into;
- By: Florence A. Berry
And Between: P. Michael Loughlin and Kristene A. Loughlin, husband and wife
Recorded: September 1, 1993
Auditor's No.: 9309010028
8. Agreement, including the terms and conditions thereof; entered into;
- By: Mike Loughin
And Between: Skagit County
Recorded: April 24, 1998
Auditor's No.: 9804240008
Providing: Approval of preliminary plat of Kabalo Heights
9. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
- From: The State of Washington
Recorded: July 6, 1940
Auditor's No.: 327185
Executed By: The Federal Land Bank of Spokane
As Follows: Reserving unto the Federal Land Bank of Spokane 50% of all minerals, oil and gas in or under the above described land
10. 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: October 19, 2000
Recording No.: 200010190054

EXHIBIT "A"Exceptions
(continued)

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: October 19, 2000
Auditor's No.: 200010190054
Imposed By: Donald H. Leavitt, Manager, Kabalo Heights
Affects: Lots 1-20 Kabalo Heights

12. Native Growth Protection Area (NGPA) and the terms and conditions thereof:

Recording Date: December 1, 2000
Recording No.: 200012010137

13. Aerobic Treatment Unit Service Agreement and the terms and conditions thereof:

Recording Date: June 24, 2002
Recording No.: 200206240114

14. Storm Water Easement and Management Agreement and the terms and conditions thereof:

Recording Date: June 24, 2002
Recording No.: 200206240174

15. 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."

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

EXHIBIT "A"

Exceptions
(continued)

17. 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 August 08, 2022
between Kirk Brownell Sandy Brownell ("Buyer")
Buyer Buyer
and Cory Meeder Heather Meeder ("Seller")
Seller Seller
concerning 11356 Michael Place Burlington WA 98233 (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.

Authentication
Kirk Brownell 08/06/2022
Buyer Date
Authentication
Sandy Brownell 08/07/2022
Buyer Date

Authentication
Cory Meeder 08/07/22
Seller Date
Authentication
Heather Meeder 08/07/22
Seller Date