

WHEN RECORDED RETURN TO:

Name: Ari H. Bezona and Candy A. Galindo
Address: 23244 Calvary Way
Mount Vernon, WA 98273

Escrow Number: 810732RT

Filed for Record at Request of: *Rainier Title, LLC*

207195 - LT

STATUTORY WARRANTY DEED

THE GRANTOR(S), Patrick A. Perrin, a married person as a separate estate for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Ari H. Bezona and Candy A. Galindo, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

***B, Right to Manage Natural Resource Disclosure**

See attached Exhibit A, which is made a part hereof by this reference.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Lot 1 SP PL09-0252 AFN 201207190062 being a ptn of 24-34-4- E W.M.

Tax Parcel Number(s): P27751

Dated: 09/21/22

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223929

Sep 23 2022

Amount Paid \$8734.80
Skagit County Treasurer
By Lena Thompson Deputy


This page is attached to and made a part of the Statutory Warranty Deed

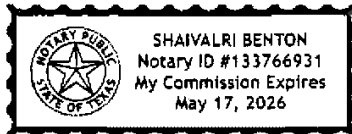
Patrick A. Perrin


Eileen Perrin, as to her homestead rights, if any


STATE OF ~~Washington~~ ^{Texas} ~~Smith~~ ^{SB}
COUNTY OF ~~Stegit~~ ^{SB}

This record was acknowledged before me on 22 September 2022 by ~~Patrick A. Perrin~~
and Eileen Perrin.


Name: Shaivalri Benton
My Commission Expires: May 17, 2026



This page is attached to and made a part of the Statutory Warranty Deed



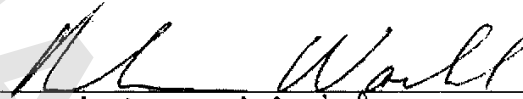
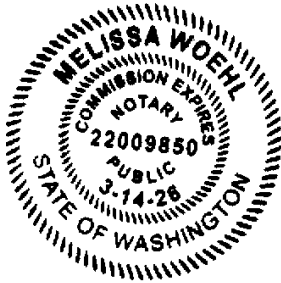
Patrick A. Perrin

Eileen Perrin, as to her homestead rights, if any

STATE OF Washington

COUNTY OF Skagit

This record was acknowledged before me on September 22 2022 by Patrick A. Perrin
and Eileen Perrin.



Name: Melissa Woehl
My Commission Expires: 3/14/26

Exhibit A

Lot 1, Short Plat No. PL09-0252, recorded July 19, 2012, under Auditor's File No. 201207190062; being a portion of
Lot 2, Short Plat No. PL03-0533, recorded October 30, 2003, under Auditor's File No. 200310300119; being a portion
of Lot 5 of Survey entitled "THE UPLANDS," as recorded December 14, 1982, in Volume 4 of Surveys, pages 56
through 61, inclusive, under Auditor's File No. 8212290015, all being a portion of Section 24, Township 34 North,
Range 4 East, W.M.
Situate in the County of Skagit, State of Washington.

End of Exhibit A**Subject To:****1. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Power & Light Company

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping with may constitute a danger to said lines

Area Affected: A 30 foot wide strip of land affecting a portion of subject land

Dated: June 14, 1950

Recorded: June 28, 1950

Auditor's File No.: 447615

2. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping with may constitute a danger to said lines

Area Affected: A 30 foot wide strip of land affecting a portion of subject land

Dated: July 5, 1950

Recorded: July 20, 1950

Auditor's File No.: 448497

3. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit Valley Telephone Company

Purpose: Telephone Lines

Area Affected: Southeast 1/4 of of Section 25, Township 34 North, Range 4 East, W.M.
and West 1/2 of Section 30, Township 34, Range 5

Recorded: September 21, 1967

Auditor's File Nos.: 704645 and 704656 .

4. Sanitary Sewer Easements as disclosed by documents recorded under Auditor's File
Nos. 8004010002 , 800401004 , and 80004010007 .

5. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Present and future owners

Purpose: Ingress, egress, drainage and utilities

Area Affected: A 60 foot wide strip of land

Recorded: December 10, 1982

Auditor's File No.: 8212100052

6. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Purpose: Ingress, egress, drainage and utilities

Area Affected: Over, under, through and across and upon Tracts 1, 4, 5, 6, 7, 10, 11 and
13

Recorded: July 10, 1991 and January 31, 2003

Auditor's File Nos.: 9107100121 and 200301310168

7. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS
AND CONDITIONS THEREOF:

Recorded: October 30, 2003

Auditor's File No.: 200310300120

8. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Gary L. Lohman and Gail Lohman

Purpose: Ingress, egress and emergency vehicle turn around

Area Affected: Tract 5 "Uplands"

Dated: July 30, 2003

Recorded: August 7, 2003

Auditor's File No.: 200308070124

9. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Gary L. Lohman and Gail Lohman

Purpose: Well Protection Zone Easement

Area Affected: Tract 5 "Uplands"

Dated: July 30, 2003

Recorded: August 7, 2003

Auditor's File No.: 200308070125

10. NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION AND THE TERMS AND CONDITIONS THEREOF:

Between: Gary Lohman and Gail Lohman

And: Owners and future owners Lots 1 and 2 of Short Plat PL03-0533 and owners of future owners Lots 1 and 2 of Short Plat PL-0300174

Dated: October 30, 2003

Recorded: October 30, 2003

Auditor's File No.: 200310300117

Regarding: Non-exclusive easement and maintenance

11. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Recorded: October 30, 2003

Auditor's File No.: 200310300118

12. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: PL03-0533

Recorded: October 30, 2003

Auditor's File No.: 200310300119

13. Well Protection Easement and Covenant and the terms and conditions thereof contained in document recorded June 8, 2004 under Auditor's File No. 200406080119 .

14. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Purpose: Well easement covenants

Area Affected: A portion of subject land and other lands

Auditor's File Nos.: 2010121270165 and 201012170166

15. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Travis and Laurel Lohman, husband and wife

And: Randy and Theresa Bartlet, husband and wife

Dated: November 4, 2010

Recorded: December 7, 2010

Auditor's File No.: 201012170167

Regarding: Ingress, egress and utilities

16. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: PL09-0252

Recorded: July 19, 2012

Auditor's File No.: 201207190062

17. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 19, 2012

Auditor's File No.: 201207190063

18. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 19, 2012

Auditor's File No.: 201207190064

19. PROOF OF MITIGATED WATER SUPPLY (EXISTING USER) AND THE TERMS AND CONDITIONS THEREOF:

Recorded: August 16, 2022

Auditor's File No.: 202208160072

End of Exhibit A

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

EXHIBIT B
SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

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ALL RIGHTS RESERVED

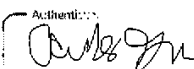
The following is part of the Purchase and Sale Agreement dated August 15, 2022
between Candy A Galindo Ari H Bezona ("Buyer")
Buyer Buyer
and Patrick A Perrin ("Seller")
Seller Seller
concerning 23244 Calvary Way Mount Vernon WA 98273 (the "Property")
Address City State Zip

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.

Authenticat
 08/16/2022
Buyer Date

Authenticat
Ari H Bezona 08/16/2022
Buyer Date

Authenticat
PATRICK A PERRIN 08/18/22
Seller Date

Seller Date