

When recorded return to:
Kathleen Winston
17185 Avon Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE

620052420

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052420

STATUTORY WARRANTY DEED

THE GRANTOR(S) Oliver Q.C. Overman and Allison K. Overman, 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 Kathleen Winston, an unmarried person

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 GOVT LT 4, 12-34-03E, W.M.

Tax Parcel Number(s): P21562 / 340312-0-039-0016, P21564 / 340312-0-041-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224088

Oct 05 2022

Amount Paid \$7125.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 28, 2022

Oliver Q.C. Overman
Oliver Q.C. Overman

Allison K. Overman
Allison K. Overman

State of AR
County of POPE

This record was acknowledged before me on 9/29/22 by
OLIVER Q.C. OVERMAN & ALLISON K. OVERMAN

Ronald D Hall
(Signature of notary public)
Notary Public in and for the State of AR
My commission expires: 11/11/31

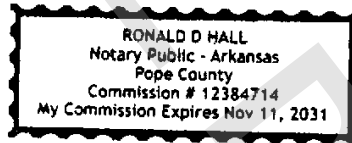


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P21562 / 340312-0-039-0016 and P21564 / 340312-0-041-0004

PARCEL "A":

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING WEST OF 2ND STREET AS THE SAME IS LAID OUT AND ESTABLISHED IN THE TOWN OF AVON:

BEGINNING AT THE POINT WHERE THE NORTH LINE OF BRUNSWICK STREET IN THE TOWN OF AVON INTERSECTS THE RIGHT BANK OF THE SKAGIT RIVER;
THENCE NORTH 21° EAST 1 CHAIN;
THENCE NORTH 69° WEST 10 CHAINS;
THENCE SOUTH 20° WEST 1 CHAIN, MORE OR LESS, TO THE NORTH LINE OF BRUNSWICK STREET;
THENCE EASTERLY ALONG THE NORTH LINE OF BRUNSWICK STREET TO THE POINT OF BEGINNING.

PARCEL "B":

THE SOUTHWESTERLY 20 FEET OF THAT PORTION OF GOVERNMENT LOT 4 IN SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF BRUNSWICK STREET AS SHOWN ON "PLAN OF AVON," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 2, RECORDS OF SKAGIT COUNTY, WASHINGTON, SOUTH 69° EAST 150 FEET FROM THE SOUTHEAST CORNER OF BLOCK 15, "SKALING'S ADDITION TO THE TOWN OF AVON," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 66 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTHEASTERLY PARALLEL WITH SAID BRUNSWICK STREET 110 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF SECOND STREET AS EXTENDED AND ESTABLISHED IN AVON;
THENCE NORTHEASTERLY ALONG SECOND STREET OF THE NORTH LINE OF GOVERNMENT LOT 4;
THENCE WEST ALONG THE NORTH LINE OF GOVERNMENT LOT 4 TO A POINT NORTH OF THE TRUE POINT OF BEGINNING;
THENCE SOUTH TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. 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."

3. 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 01, 2022
between Kathleen Winston ("Buyer")
Buyer and Oliver Q C Overman and Allison K Overman ("Seller")
Seller concerning 17185 Ayon Street 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 14.36, 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.

Kathleen Winston 09/01/2022
Buyer Date

Oliver Q C Overman 09/02/22
Seller Date
Allison K Overman 09/02/22
Seller Date