

**When recorded return to:**  
Robert Crosby and Michael A Johnson  
111 Chenault Avenue  
Hoquiam, WA 98550

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620052727

**CHICAGO TITLE**  
620052727

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Henry A. Nyland and Shirley K. Nyland, 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 Robert Crosby and Michael A Johnson, 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.)

LT 17, PLAT OF PARKWOOD ESTATES OF MOUNT VERNON

Tax Parcel Number(s): P96001 / 4555-000-017-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224101

Oct 06 2022

Amount Paid \$14858.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 30, 2022

Henry A. Nyland

by Henry A. Nyland, by Shirley K. Nyland as attorney in fact  
Henry A. Nyland, by Shirley K. Nyland as attorney in fact

Shirley K. Nyland  
Shirley K. Nyland

State of Washington  
County of Skagit

This record was acknowledged before me on 10/04/2022 by Shirley K. Nyland.

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

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

State of Washington  
County of Skagit

This record was acknowledged before me on 10/04/2022 by Shirley K Nyland as Power of Attorney of Henry A Nyland.

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

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P96001 / 4555-000-017-0006**

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LOT 17, PLAT OF PARKWOOD ESTATES OF MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGES 176 AND 177, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: April 25, 1989  
Recording No.: 8904250083  
Affects: Said premises and other property
  
2. Ordinance No. 2350, and the terms and conditions thereof:  
  
Recording Date: September 12, 1989  
Recording No.: 8909120079  
  
Amended by instrument:  
  
Recording Date: January 18, 1990  
Recording No.: 9001180024
  
3. 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: July 10, 1990  
Recording No.: 9007100004  
  
Said instrument is a re-recording of instrument recorded under recording number 9006140100  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: July 27, 1990  
Recording No.: 9007270054
  
4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:  
  
Imposed by: Parkwood Estates of Mt Vernon  
Recording Date: July 10, 1990  
Recording No.: 9007100004

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

5. 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. MV 8-90:

Recording No: 9007270061

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

In favor of: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: November 2, 1990  
Recording No.: 9011020047  
Affects: Exterior 10 feet of said premises adjoining street frontage

Said instrument is a re-recording of Auditor's File No. 9010180078 records of Skagit County, Washington.

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 the Plat of Parkwood Estates of Mount Vernon:

Recording No: 9105070019

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Mt Vernon.

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 9/5/22  
between Robert Crosby Buyer and Michael A Johnson Buyer ("Buyer")  
and Shirley Nyland Seller and Henry Nyland Seller ("Seller")  
concerning 230 Lilac Drive Address Mount Vernon City Wa State 98273 Zip (the "Property")

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.

Michael Johnson Buyer 09/05/22 Date  
Robert Crosby Buyer 09/05/22 Date

Shirley Nyland Seller 9-1-22 Date  
Henry Nyland POA Seller 9-1-22 Date