

**When recorded return to:**

Brooke Van Roekel  
342 Stockton St.  
Hightstown, NJ 08520

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245453585

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224164

Oct 11 2022

Amount Paid \$9340.00

Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kinsey L. Jarvis, a married man as his separat estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Brooke Van Roekel, an unmarried person

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

TRACT 1 OF SHORT PLAT NO. 163-79 APPROVED MARCH 20, 1989 AND RECORDED  
MARCH 20, 1989 IN

VOLUME 4 OF SHORT PLATS, PAGE 54 UNDER AUDITOR'S FILE NO.: 8003200033,  
RECORDS OF SKAGIT

COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE EAST HALF OF  
THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 3 EAST,  
W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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

Tax Parcel Number(s): P47823 / 360312-3-009-0402,

Subject to:

1. Exceptions and reservations contained in deed;  
Recording Date: May 17, 1943  
Recording No.: 362342  
From: Bloedel Donovan Timber Co

**STATUTORY WARRANTY DEED**

(continued)

As follows: The permanent right to use water to the capacity of a two inch pipe from so called Barrel Spring

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. 163-79:  
Recording No: 8003200033

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: 8912140008

Plat Lot of Record Certification, and the terms and conditions thereof:  
Recording Date: August 9, 2018  
Recording No.: 201808090084

Order on Critical Areas Variance, PL18-0415, and the terms and conditions thereof:  
Recording Date: July 24, 2020  
Recording No.: 202007240111

Protected Critical Area Site Plan, and the terms and conditions thereof:  
Recording Date: September 24, 2020  
Recording No.: 202009240036

Waiver of 200' Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands and the terms and conditions thereof:  
Recording Date: February 2, 2022  
Recording No.: 202202020072

**STATUTORY WARRANTY DEED**

(continued)

Notification of Drinking Water System Status, and the terms and conditions thereof:

Recording Date: March 21, 2022

Recording No.: 202203210042

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.

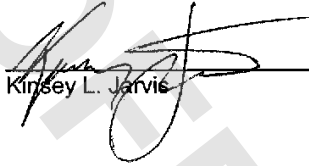
In the case of mineral lands, application might be made for mining-related activities including extraction,

washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated

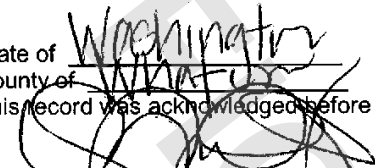
NR Lands, you will have setback requirements from designated NR Lands."

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 6, 2022

  
Kinsey L. Jarvis

State of Washington  
County of King  
This record was acknowledged before me on 10/10/2022 by Kinsey L. Jarvis.

  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 8/29/2024

LEAH J RICHARDSON  
STATE OF WASHINGTON  
NOTARY PUBLIC  
License # 13667  
MY COMMISSION EXPIRES  
August 29, 2024