

When recorded return to:

Michael D. Dennis
Dennis Revocable Trust dated March 6, 2017
21999 McMurray Shore Drive
Mount Vernon, WA 98274

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20224196

Oct 14 2022

Amount Paid \$21355.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620052455

Escrow No.: 620052455

STATUTORY WARRANTY DEED

THE GRANTOR(S) Heather Gail Baker and Nathaniel Garland Baker, 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 Michael D. Dennis and Kimberly A. Dennis, ~~a married couple~~
Trustees of the Dennis Revocable Trust dated March 6, 2017

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

LOT 10, "PLAT OF LAKE MCMURRAY ESTATES, " AS PER PLAT RECORDED IN VOLUME 16
OF PLATS, PAGES 55 THROUGH 59, INCLUSIVE, 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): P108068 / 4655-000-010-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 6, 2022

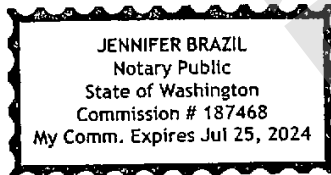
Heather Gail Baker
Heather Gail BakerNathaniel Garland Baker
Nathaniel Garland BakerState of Washington
County of SkagitThis record was acknowledged before me on 10-13-2022 by
Heather Gail Baker and Nathaniel Garland BakerJennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

EXHIBIT "A"**Exceptions**

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

In favor of:	Michael D. King and Astrid M. King, husband and wife
Purpose:	The laying, maintenance, repair and use of a water pipeline
Recording Date:	August 8, 1994
Recording No.:	9408080098
Affects:	Portion of said premises
2. 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 Lake McMurray Estates:

Recording No: 9506260121
3. Terms and conditions contained in instrument

Recording Date:	October 25, 2000
Recording No.:	200010250091
Purpose:	Preventing contamination of water supply
Affects:	Any portion of the Land lying within 100 feet of well
4. Final Plat Approval No. FPT 91-007-ORD and the terms and conditions thereof:

Recording Date:	May 31, 1995
Recording No.:	9505310031
5. 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: September 19, 1994
Recording No.: 9409190112
6. 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:

EXHIBIT "A"Exceptions
(continued)

Imposed by: Lake McMurray Estates Homeowners Association
Recording Date: September 19, 1994
Recording No.: 9409190112

7. Protected Critical area Site Plan and the terms and conditions thereof:

Recording Date: August 31, 2001
Recording No.: 200108310001

8. Title Notification and the terms and conditions thereof:

Recording Date: October 29, 2004
Recording No.: 200410290059

9. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

10. 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."

11. 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 September 26, 2022
between Michael D Dennis and Kimberly A Dennis ("Buyer")
and Heather Gail Baker and Nathaniel Garland Baker ("Seller")
concerning 21999 McMurray Shore Drive Mount Vernon WA 98274 (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.

Authenticity
Michael D Dennis 09/26/22
Buyer Date
Authenticity
Kimberly A Dennis 09/26/22
Buyer Date

Authenticity
Heather G. Baker 08/07/2022
Seller Date
Authenticity
Nathaniel G. Baker 08/07/2022
Seller Date