

When recorded return to:
Bruce A. Chambers
P.O. Box 22
Greenbank, WA 98253

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224203

Oct 14 2022

Amount Paid \$1157.00
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
620052872

Escrow No.: 620052872

STATUTORY WARRANTY DEED

THE GRANTOR(S) Walter H. Freed and Terry L. Freed, 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 Bruce A. Chambers, an unmarried person

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

LOT D-62, LAKE TYEE I, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE
OF THE SKAGIT COUNTY AUDITOR IN VOLUME 10 OF PLATS, PAGES 66-70, 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): P78589 / 4219-004-062-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 27, 2022



Walter H. Freed

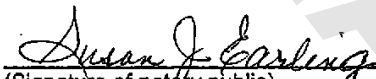


Terry L. Freed

State of WASHINGTON

County of SNOHOMISH

This record was acknowledged before me on SEPTEMBER 29, 2022 by Walter H. Freed and Terry L. Freed.



(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 4-29-2025

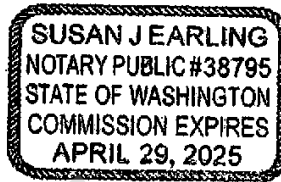


EXHIBIT "A"
Exceptions

1. 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 Lake Tyee I:

Recording No: 801780

2. Easement, including the terms and conditions thereof, conveyed by instrument:

Recorded: September 3, 1974
 Recording No.: 806710, records of Skagit County, Washington
 For: Installation, repair, maintenance and operation of any and all kinds and
 manner of utilities placed underground
 Affects: That portion of each lot within said plat which is within five feet of the
 boundary line thereof

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: June 11, 1974
 Recording No.: 802095

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 11, 1975
 Recording No.: 802096

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 3, 1977
 Recording No.: 813356

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 18, 1977
 Recording No.: 860761

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"Exceptions
(continued)

Recording Date: June 27, 1979
Recording No.: 861973

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 27, 1979
Recording No.: 7906270014

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 30, 1986
Recording No.: 8606300021

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 12, 1987
Recording No.: 8706120018

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 6, 1996
Recording No.: 9603060005

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 24, 1996
Recording No.: 9609240021

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: Lands-West, Inc.
Recording Date: June 11, 1974
Recording No.: 802095

5. 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

EXHIBIT "A"Exceptions
(continued)

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 14, 2022

between Bruce A. Chambers ("Buyer")
Buyer Buyer
and Walter Freed Terry Freed ("Seller")
Seller Seller
concerning 4763 Skagit Trail Concrete WA 98237 (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.

Authenticator
Bruce A. Chambers 09/15/2022
Buyer Date

Bruce A. Chambers 09-15-22
Buyer Date

Authenticator
Walter Freed 09/18/22
Seller Date

Authenticator
Terry Freed 09/18/22
Seller Date