

**When recorded return to:**  
Mikale L. Clark  
211 Garden of Eden Road  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620052668

**CHICAGO TITLE**

620052668

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel Thomas and Brenda Thomas, 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 Mikale L. Clark, 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.)

LT 1, CITY OF SEDRO WOOLLEY SP NO. SW-04-00, BEING PTN NW 1/4 NW 1/4 SEC  
24-35-4E, W.M.

Tax Parcel Number(s): P37432 / 350424-0-068-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

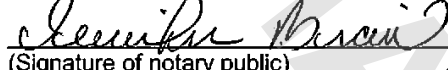
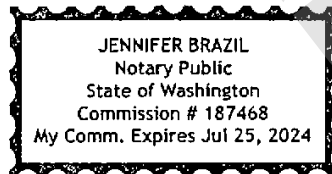
Affidavit No. 20224261

Oct 19 2022

Amount Paid \$11547.20  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 3, 2022

  
\_\_\_\_\_  
Daniel Thomas  
\_\_\_\_\_  
Brenda ThomasState of Washington  
County of SkagitThis record was acknowledged before me on 10-13-2022 by  
Daniel Thomas and Brenda Thomas  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P37432 / 350424-0-068-0006**

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LOT 1, CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-04-00, APPROVED NOVEMBER 20, 2000, AND RECORDED NOVEMBER 20, 2000, UNDER AUDITOR'S FILE NO. 200011200119, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"****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 Short Plat No. SW04-00:

Recording No: 200011200119

2. Agreement Waiver of Protest and Special Power of Attorney (LID/ULID) and the terms and conditions thereof:

Recording Date: November 20, 2000

Recording No.: 200011200120

3. Agreement and the terms and conditions thereof:

Executed by: City of Sedro-Woolley, a Washington municipal corporation and Wine, Beulah Isabelle, Trustee of the Ray Morris Wine and Beulah Isabelle Wine Living Trust

Recording Date: November 14, 2006

Recording No.: 200611140066

Purpose: Providing for Variance deferring connection to the Sanitary sewer when the property is served by a workable septic system

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

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 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

**EXHIBIT "B"**

Exceptions  
(continued)

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

6. Assessments, if any, levied by Sedro Woolley.
7. 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 19, 2022

between Mikale L. Clark ("Buyer")

Buyer

Buyer

and Daniel Thomas ("Seller")

Seller

Seller

concerning 211 Garden of Eden Road Sedro Woolley WA 98284 (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.

\_\_\_\_\_  
Mikale L. Clark 09/19/2022  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Brenda Thomas 9/19/22  
Seller Date

\_\_\_\_\_  
Daniel Thomas 09/20/22  
Seller Date