

When recorded return to:

Ryan Wynn
22726 Mosier Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620051717

Escrow No.: 620051717

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary Armstrong and Calina Armstrong, also appearing of record as Gary J. Armstrong and Calina A. Armstrong, 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 Gloria Estes, an unmarried person and Ryan E. Wynn, 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 & TRACTS "A" AND "B", SP NO. 97-0034; PTN OF SW 1/4 NE 1/4 NW 1/4 NE 1/4 OF 11-35-4

Tax Parcel Number(s): P36173 / 350411-1-005-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Affidavit No. 20224263


Oct 19 2022

Amount Paid \$11208.11
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 29, 2022




Gary J. Armstrong


Calina A. Armstrong

State of Washington
County of Skagit

This record was acknowledged before me on 10-14-2022 by Gary J. Armstrong and Calina A. Armstrong.



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

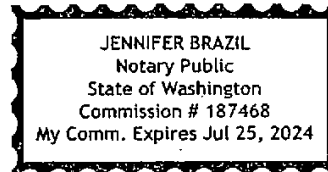


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P36173 / 350411-1-005-0005

LOT 1, INCLUDING TRACTS "A" AND "B" OF SHORT PLAT NO. 97-0034, APPROVED OCTOBER 22, 2004, RECORDED OCTOBER 26, 2004, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200410260142; BEING A PORTION OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ AND THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 4 EAST, W. M.

TOGETHER WITH A 60 FOOT NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF SAID SHORT PLAT.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS GRANTED BY INSTRUMENT RECORDED JANUARY 2, 2003, UNDER AUDITOR'S FILE NO. 200301020112, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: July 11, 1945
Recording No.: 381738
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: September 28, 1945
Recording No.: 383574
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: April 6, 1990
Recording No.: 9004060005
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: The North 100 feet
4. 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 SKAGIT COUNTY SHORT PLAT NO. 97-0034:

Recording No: 200410260142
5. Road Maintenance Agreement, including the terms and conditions thereof; entered into;

Recorded: October 26, 2004
Recording No.: 200410260143
6. Terms, conditions, and restrictions of that instrument, as follows:

Recorded: October 26, 2004
Recording No.: 200410260144
7. Declaration of Covenant, and the terms and conditions thereof:

Recording Date: September 27, 2005

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 200509270010

8. Lot of Record Certification, and the terms and conditions thereof:

Recording Date: September 28, 2005

Recording No.: 200509280018

9. Well Protection Covenant and the terms and conditions thereof:

Recording Date: October 6, 2005

Recording No.: 200510060094

10. 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.

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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 31st 2022
between Ryan Wynn Gloria Estes ("Buyer")
Buyer Buyer
and Gary J Armstrong Calina A Armstrong ("Seller")
Seller Seller
concerning 22726 Mosier Rd 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.

Authenticat
Gloria Estes 08/31/22
Buyer Date
Authenticat
Ryan Wynn 08/31/22
Buyer Date

Authenticat
Gary J Armstrong 05/20/2022
Seller Date
Authenticat
Calina A Armstrong 05/20/2022
Seller Date