

When recorded return to:

Joel Wesley Jackson and Lai Ly Ng
22618 North Starbird Road
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052897

CHICAGO TITLE

620052897

STATUTORY WARRANTY DEED

THE GRANTOR(S) Larry C. Spencer, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Joel Wesley Jackson and Lai Ly Ng, a married couple

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. 2, SPL NO. 97-0043, REC NO. 199910220076, BEING PTN S 1/2 NE 1/4 SEC 29-33-4E,
W.M.

Tax Parcel Number(s): P116410 / 330429-1-003-1200

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224285

Oct 20 2022

Amount Paid \$12099.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 12, 2022

Larry C. Spencer
Larry C. Spencer

State of Washington
County of Skagit

This record was acknowledged before me on 10-14-2022 by Larry C. Spencer.

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

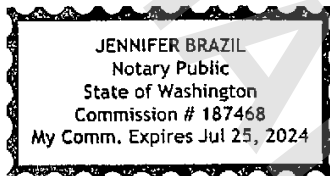


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P116410 / 330429-1-003-1200

LOT 2, SKAGIT COUNTY SHORT PLAT NO. 97-0043, APPROVED SEPTEMBER 21, 1999, AND RECORDED OCTOBER 22, 1999, UNDER AUDITOR'S FILE NO. 199910220076, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 33, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

In favor of: Edwin S. Pettett
Purpose: The right of lay water mains from a well near the east line of the Northeast Quarter of the Northwest Quarter to property on the west side of the former English Lumber Company railroad right-of-way
Recording Date: October 31, 1913
Recording No.: 99101
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Pipeline
Recording Date: November 9, 1921
Recording No.: 152900
Affects: Portion of said premises
3. Relinquishment of access to State Highway Number and of light, view and air by Deed:

Grantee: State of Washington
Recording Date: September 30, 1968
Recording No.: 718745
4. Easement, Road Installation and Maintenance Agreement and the terms and conditions thereof:

Recording Date: March 16, 1979
Recording No.: 7903160024
5. Covenants, conditions and restrictions 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: October 24, 1989 and February 9, 1990
Recording No.: 8910240022
Recording No.: 9002090063
6. Easement Agreement and the terms and conditions thereof:

Recording Date: November 13, 1984

EXHIBIT "B"Exceptions
(continued)

Recording No.: 8411130004

The Amendment for the above mentioned Easement is recorded under Recording No. 8811290082.

7. 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.
8. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

Recording Date: October 24, 1989 and February 9, 1990
Recording No.: 8910240022
Recording No.: 9002090063
9. 60 foot access and utility easement over Lot 2 as set forth in instruments recorded under Recording No. 9702200088 and Recording No. 9703050030.
10. Covenants, conditions and restrictions 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: April 28, 1997
Recording No.: 9704280143
11. 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. 97-0043:

Recording No: 199910220076
12. Road Maintenance Declaration and the terms and conditions thereof:

Recording Date: October 22, 1999

EXHIBIT "B"Exceptions
(continued)

Recording No.: 199910220077

13. Native Growth Protection Area Easement Agreement and the terms and conditions thereof:

Recording Date: October 22, 1999

Recording No.: 199910220078

14. 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.

15. 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."

16. 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 09/19/2022
between Lai Ly Ng and Joel Wesley Jackson ("Buyer")
Buyer Buyer
and Larry C Spencer ("Seller")
Seller Seller
concerning 22618 N Starbird Rd. 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.

DocuSigned by:
Lai Ly Ng 9/19/2022
Buyer Date

Authenticat
Larry C Spencer 09/20/22
Seller Date

DocuSigned by:
Joel J 9/19/2022
Buyer Date

Seller Date

