

**When recorded return to:**

Roy D. Engel  
7158 Steelhead Lane  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620052736

**CHICAGO TITLE**

626052736

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bradley E. Johnson and Rebecca J. Johnson, 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 Roy D. Engel, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 8, SAMISH RIVER PARK, DIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 9 OF  
PLATS, PAGES 43 AND 44, 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): P68684 / 3990-000-008-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224555

Nov 09 2022


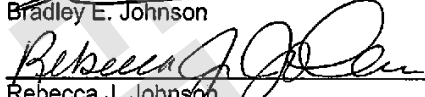
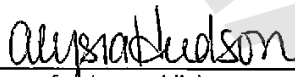
Amount Paid \$7989.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 3, 2022

  
\_\_\_\_\_  
Bradley E. Johnson  
\_\_\_\_\_  
Rebecca J. JohnsonState of WashingtonCounty of SkagitThis record was acknowledged before me on November 08, 2022 by Bradley E. Johnson and Rebecca J. Johnson.  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 03/01/2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
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**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: August 10, 1929  
Recording No.: 225812
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: State of Washington Department of Game  
Recording Date: May 11, 1954  
Recording No.: 501365  
Affects: 25 ft. strip bordering both sides of Samish River
3. 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 Samish River Park Division No. 1:  
  
Recording No: 703269
4. 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: August 15, 1967  
Recording No.: 703232  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: February 16, 1968  
Recording No.: 710329  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: April 12, 1979  
Recording No.: 7904120004

**EXHIBIT "A"****Exceptions  
(continued)**

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 1, 1992  
Recording No.: 9207010015

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 22, 1995  
Recording No.: 9509220088

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 23, 1998  
Recording No.: 9803230110

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: August 18, 1998  
Recording No.: 9808180048

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Samish River Park, Inc. and / or Samish River Park Home Owners Association  
Recording Date: August 18, 1998  
Recording No.: 9808180048

7. Resolution(s) and the terms and conditions thereof:

Recording No.: 200805120181  
Recording No.: 200906120099

8. 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

**EXHIBIT "A"****Exceptions  
(continued)**

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."

9. 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 OCTOBER 10, 2022  
 between ROY D ENGL ("Buyer")  
 and Bradley E Johnson Rebecca J Johnson ("Seller")  
 concerning 7158 Steelhead Ln Burlington WA 98233 (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.

Roy D Engl 10/12/22  
 Buyer Date

B E Johnson 9-5-22  
 Seller Date

Rebecca Johnson 9-5-22  
 Seller Date