

When recorded return to:
Sharon McCarty
12492 Gwen Drive Unit 9
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224691

Nov 23 2022

Amount Paid \$5845.00
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

Escrow No.: 620052954

CHICAGO TITLE

620052954

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wilma H. Kroeker who acquired title as Wilma H. Warkentin, a married person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Sharon McCarty, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
UNIT 9, FIRCREST CONDOMINIUM NO. 1, A CONDOMINIUM ACCORDING TO THE
DECLARATION THEREOF RECORDED OCTOBER 14, 1975 UNDER RECORDING NO.
824774, AND SURVEY MAP AND PLANS RECORDED IN VOLUME 11 OF PLATS, PAGES 27
AND 28, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS
THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P79147 / 4330-000-009-0004

Subject to:

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

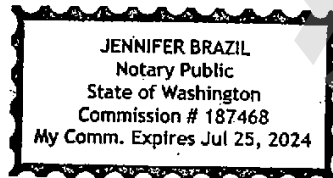
STATUTORY WARRANTY DEED
(continued)

Dated: November 3, 2022

Wilma Kroeker by Alison D. Weymouth, her attorney
Wilma Kroeker by Alison D. Weymouth, her attorney in fact *in fact*

State of WashingtonCounty of Skagit

Jennifer Brazil
(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 7-25-2024

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Washington
County of Skagit

This record was acknowledged before me on 11-18-2022 by
Alison D. Weymouth

as Attorney in Fact
for Wilma Broecker

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

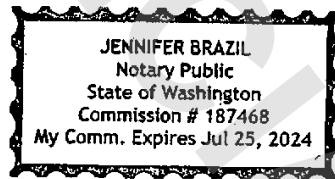


EXHIBIT "A"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Recording Date: March 2, 1976
Recording No.: 830969

NOTE: This exception does not include present ownership of the above mineral rights.

2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 370952

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

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

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 6, 1936
Recording No.: 276867

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 the Plat of Fircrest Condominium No. 1, recorded in Volume 11 of Plats, Pages 27 and 28:

Recording No: 824600

Said Plat was re-recorded under Recording No. 824340

5. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to

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

partition; restrictions on severability of component parts; and 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.

Entitled: Condominium Declaration
Recording Date: October 14, 1975
Recording No.: 824774

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 20, 1997
Recording No.: 9711200045

6. Lien of assessments levied pursuant to the Declaration for Fircrest Condominium Owners Association to the extent provided for by Washington law.

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

In favor of: Robert W. Fisher and Gloria J. Fisher, husband and wife; Gary K. McMillen and Patricia A. McMillen, husband and wife; and Allen D. Brown and Gwen E. Brown, husband and wife
Recording Date: December 13, 1976
Recording No.: 830183

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

In favor of: Cascade Natural Gas, Corp.
Purpose: Natural gas pipeline or pipelines
Recording Date: November 10, 1997
Recording No.: 9711100138

9. Agreement and Easement, including the terms and conditions thereof, entered into;

By: Fircrest Condominium Association
And Between: TCI Cablevision of Washington
Recorded: November 24, 1999
Auditor's No.: 199911240033, records of Skagit County, Washington
Providing: Multi-channel video programming and other services

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

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- | | |
|-----------------|--------------------------------|
| Granted to: | Comcast of Washington IV, Inc. |
| Purpose: | Broadband communication |
| Recording Date: | October 8, 2009 |
| Recording No.: | 200910080087 |
11. 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."
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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 October 28, 2022
 between Sharon McCarty ("Buyer")
Buyer
 and Wilma Kroeker ("Seller")
Seller
 concerning 12492 Gwen Dr 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.

| | | | |
|----------------|---------------|---|---------------|
| _____ Buyer | _____ Date | <div style="border: 1px solid black; padding: 2px; display: inline-block;"> <small>Authentication</small> <i>Alison Weymouth, POA</i> </div> | _____ Date |
| _____ Buyer | _____ Date | _____ Seller | _____ Date |