

When recorded return to:
Caleb M. White and Charleen R. Bray
8216 Maple Avenue
Lyman, WA 98263

CHICAGO TITLE
620053092

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053092

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald J. Adkerson, an unmarried person as his 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 Caleb M. White and Charleen R. Bray, 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 B, THE REVISED SUTTON SP NO. L-01-93, BEING PTN E 1/2 NW 1/4 SEC 17-35-6E, W.M.

Tax Parcel Number(s): P103427 / 350617-0-070-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224698

Nov 23 2022


Amount Paid \$3125.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: November 18, 2022



Donald J. AdkersonState of Washington
County of SkagitThis record was acknowledged before me on November 13, 2022 by Donald J. Adkerson.

(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P103427 / 350617-0-070-0200

LOT B OF THE REVISED SUTTON SHORT PLAT NO. L-01-93, APPROVED MAY 10, 1993, AND RECORDED MAY 11, 1993, IN VOLUME 10 OF SHORT PLATS, PAGE 191, UNDER AUDITOR'S FILE NO. 9305110055, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THEREFROM THE FOLLOWING:

BEGINNING AT THE POINT WHICH IS 700.00 FEET WEST AND 1,190.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN;
THENCE NORTH 87°27'04" WEST ALONG THE BOUNDARY OF SAID LOT B A DISTANCE OF 25.00 FEET;
THENCE SOUTH 48°58'47" EAST A DISTANCE OF 6.43 FEET;
THENCE SOUTH 02°03'18" WEST A DISTANCE OF 16.00 FEET TO AN ANGLE POINT ON THE BOUNDARY OF LOT B WHICH IS 720.00 FEET WEST AND 1,210.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER;
THENCE NORTH 87°27'04" WEST ALONG THE BOUNDARY OF LOT B A DISTANCE OF 20.00 FEET;
THENCE NORTH 02°03'18" EAST ALONG THE BOUNDARY OF LOT B A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

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 granted in a document:

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	March 20, 1962
Recording No.:	619266
Affects:	Portion of said premises

2. 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 Revised Town of Lyman Short Plat No. L-01-93:

Recording No: 9305110055

3. 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: November 12, 1993

Recording No.: 9311120032

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Joni R. Jordan and Richard D. Jordan, husband and wife
Purpose:	Ingress, egress and utilities
Recording Date:	December 29, 2009
Recording No.:	200912290113
Affects:	Portion of said premises

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

EXHIBIT "B"**Exceptions
(continued)**

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Town of Lyman.
8. City, county or local improvement district assessments, if any.

John L. Scott
REAL ESTATE

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 17, 2022
between Caleb M White CHARLEEN R Bray ("Buyer")
Buyer Buyer
and Donald J Adkerson ("Seller")
Seller Seller
concerning 8216 Maple Ave Lyman WA 98263 (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.

Charleen R. Bray 10/24/22 Donald J Adkerson 10/19/22
Buyer Date Seller Date
[Signature] 10-24-22
Buyer Date Seller Date