



202302170101

02/17/2023 02:39 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

When recorded return to:

Zachary Bonnett and Kaitlyn Bonnett
20428 Heather Lane
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245454895

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 SS14
FEB 17 2023

Amount Paid \$ 6405.00
Skagit Co. Treasurer
By Deputy
LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nielsen Brothers, Inc., a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Zachary Bonnett and Kaitlyn Bonnett, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP
35 NORTH, RANGE 3

EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P34184 / 350312-4-009-0005

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 2/15/23

Nielsen Brothers, Inc.

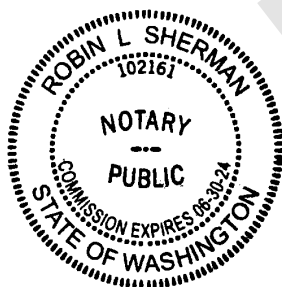
BY: Robert C. Nielsen
Robert C. Nielsen
PresidentState of waCounty of whatcomThis record was acknowledged before me on February 15, 2023 by Robert C. Nielsen as
President of Nielsen Brothers, Inc..Robin L Sherman
(Signature of notary public)
Notary Public in and for the State of wa
My appointment expires: 6-30-2024

EXHIBIT "A"
Exceptions

1. Notice re: Bylaws and Service Area including the terms, covenants and provisions thereof
Recording Date: November 16, 2009
Recording No.: 200911160063
Regarding: Blanchard-Edison Water Association
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 Survey:
Recording No: 201612150096
3. 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."