

When recorded return to:
Jeb Stewart Thomas and Kari Rene Thomas
18453 47th Place NE
Lake Forest Park, WA 98155

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235948
Mar 28 2023
Amount Paid \$8293.00
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.: 620053674

CHICAGO TITLE

620053674

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bethany M Harder Gilbertson, 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 Kari Rene Thomas and Jeb Stewart Thomas, 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.)

PTN OF SW 1/4 SE 1/4 OF 20-34-4

Tax Parcel Number(s): P26874 / 340420-0-165-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 3-24-2023

x Bethany M. Harder Gilbertson
Bethany M Harder/Gilbertson

State of Washington
County of Spokane

This record was acknowledged before me on 3-24-2023 by Bethany M Harder Gilbertson.

Donna Lee Reed
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 10/1/2023

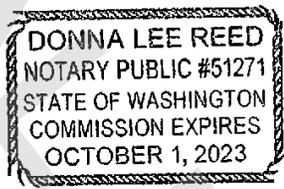


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P26874 / 340420-0-165-0003

THE SOUTH 85 FEET OF THE NORTH 185 FEET OF THE WEST 90 FEET OF THE EAST 120 FEET OF THE SOUTH 50 RODS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. Assessments, if any, levied by City of Mount Vernon.
3. 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 February 25, 2023

between Jeb Stewart Thomas Kari Rene Thomas ("Buyer")
Buyer Buyer

and Bethany Gilbertson ("Seller")
Seller Seller

concerning 923 S 18th Street 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.

Authenticated: Jeb Stewart Thomas 02/25/2023
Buyer Date

Bethany M. Gilbertson 2/25/23
Seller Date

Authenticated: Kari Rene Thomas 02/25/2023
Buyer Date

Seller Date