

When recorded return to:
Faye Ann Cayce
31117 West Main Street
Lyman, WA 98263

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236410

May 08 2023

Amount Paid \$9740.00
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.: 620053954

CHICAGO TITLE
620053954

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jonathan J. Small, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Andrew Michael Dunn, an unmarried person and Faye Ann Cayce, an unmarried person

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. NW NW, 17-35-6E, W.M.

Tax Parcel Number(s): P122710 / 350617-0-114-0200

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

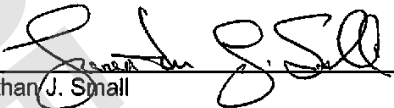

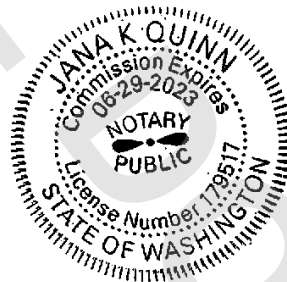
Dated: 5.3.2023
Jonathan J. SmallState of WashingtonCounty of SkagitThis record was acknowledged before me on may 03 2023 by Jonathan J. Small.
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122710 / 350617-0-114-0200

THAT PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 17;
THENCE NORTH 87°25'08" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 593.00 FEET TO THE SOUTHEAST CORNER OF THE 16 FOOT WIDE ROAD VACATED BY THE TOWN OF LYMAN UNDER RESOLUTION 2003-2 FILED IN AUDITOR'S FILE NO. 200309150188 AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 01°53'25" EAST ALONG THE EAST LINE OF SAID VACATED ROAD, A DISTANCE OF 168.52 FEET;
THENCE NORTH 88°06'35" WEST, A DISTANCE OF 92.06 FEET;
THENCE SOUTH 01°53'25" WEST, A DISTANCE OF 139.91 FEET TO THE NORTH LINE OF WEST MAIN STREET (FORMERLY THE JOHN ROBINSON ROAD AS ESTABLISHED JUNE 10, 1904 BY THE BOARD OF COUNTY COMMISSIONERS);
THENCE SOUTH 87°12'08" EAST ALONG THE NORTH LINE OF WEST MAIN STREET, A DISTANCE OF 36.28 FEET;
THENCE SOUTH 01°25'23" WEST ALONG THE EAST LINE OF WEST MAIN STREET, A DISTANCE OF 27.36 FEET TO THE SOUTH LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 17;
THENCE SOUTH 87°25'08" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 55.57 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

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: anchor
 Recording Date: July 17, 1957
 Recording No.: 553838

2. Covenants, conditions and restrictions contained in Deed, 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: April 14, 2005
 Recording No.: 200504140090

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 Survey:

Recording No: 200802210090

4. Easements, if any, for public utilities, pipelines or facilities installed in any portion of the vacated street or alley, lying within the land, together with the right of ingress and egress to repair, maintain, replace and remove the same.

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 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

EXHIBIT "B"Exceptions
(continued)

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 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 April 16, 2023
between Faye Ann Cayce Andrew Michael Dunn ("Buyer")
Buyer Buyer
and Jonathan Small ("Seller")
Seller
concerning 31117 W Main St 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.

Authentication
Faye Ann Cayce 04/16/23
Buyer Date
Authentication
Andrew Michael Dunn 04/16/23
Buyer Date

[Signature] 4/16/23
Seller Date
[Signature]
Seller Date