

**When recorded return to:**  
Joseph Tyler Wynne and Shannon Marie Byers  
1715 Oyster Creek Lane  
Bow, WA 98232

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245456980

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236492

May 15 2023

Amount Paid \$26397.95  
Skagit County Treasurer  
By Lena Thompson Deputy

**CHICAGO TITLE**  
62-0054110

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Douglas B. Park, an unmarried man

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 Joseph Tyler Wynne and Shannon Marie Byers, unmarried persons

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 S 1/2 NE 1/4 SW 1/4 SEC 9-36-3E, W.M.

Tax Parcel Number(s): P47720, 360309-3-001-0108, P133557, 360309-3-001-0208

Subject to Exhibit "B" attached hereto and by this reference made a part hereof.

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 8, 2023

  
\_\_\_\_\_  
Douglas B. Park

State of WA

County of Whatcom

This record was acknowledged before me on May 9, 2023 by Douglas B. Park.

  
\_\_\_\_\_  
(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 8/15/26



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P47720 / 360309-3-001-0108 and P133557 / 360309-3-001-0208**

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES OVER AND ACROSS AN EXISTING ROAD IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND GOVERNMENT LOT 2 IN SECTION 16, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., MORE PARTICULARLY SET FORTH IN DOCUMENTS DATED SEPTEMBER 28, 1984, APRIL 1985 AND NOVEMBER 8, 1985, AND RECORDED OCTOBER 2, 1984, JUNE 19, 1985 AND DECEMBER 23, 1985, UNDER AUDITOR'S FILE NOS. 8410020068, 8506190058 AND 8512230041.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR RIGHT OF WAY AND ROAD PURPOSES OVER AND ACROSS THAT CERTAIN STRIP OF LAND 50 FEET IN WIDTH BEING 25 FEET ON EACH SIDE OF THE CENTERLINE OF THAT CERTAIN TRUCK LOGGING ROAD USED BY THE SAMISH BAY LOGGING COMPANY, AS SAID ROAD EXISTED ON JANUARY 16, 1926, OVER AND ACROSS THE SOUTH 1/2 OF THE SOUTHWEST 1/4 IN SECTION 9, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AND OVER AND ACROSS GOVERNMENT LOTS 1 AND 2 IN SECTION 16, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AS ESTABLISHED BY WARRANTY DEED DATED JANUARY 16, 1926 AND RECORDED JANUARY 22, 1926, UNDER AUDITOR'S FILE NO. 190907, IN VOLUME 138 OF DEEDS, PAGE 485, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AS CONFIRMED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 96-2-00165-7.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT OVER AND ACROSS THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AS ESTABLISHED BY INSTRUMENT RECORDED NOVEMBER 7, 1985, UNDER AUDITOR'S FILE NO. 8511070003.

ALSO, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITIES AS DESCRIBED IN ADDENDUM EASEMENT AGREEMENT BETWEEN JACQUES MOUCLINO AND ROCK POINT OYSTER CO., INC., RECORDED JULY 16, 1990, UNDER AUDITOR'S FILE NO. 9007160097.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## Exhibit "B"

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: State Division of Forestry  
Purpose: Forest protection road  
Recording Date: January 29, 1941  
Recording No.: 334572  
Affects: the exact width and location is not disclosed on the record
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Norman Dahlstedt and Patricia Dahlstedt, husband and wife, Rockpoint Oyster Co., et al  
Purpose: Ingress and egress  
Recording Date: September 28, 1984  
Recording No.: 8410020068  
Affects: as described in said instrument
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Norman Dahlstedt et ux, and Jerry V. Schreuder and Ruth Ann Schreuder, husband and wife  
Purpose: Ingress and egress  
Recording Date: June 19, 1985  
Recording No.: 8506190058  
Affects: as described in said instrument  
  
amendment to easement agreement recorded December 23, 1985, under Recording No. 8512230041
4. Road maintenance agreement and the terms and conditions thereof:  
  
Between: Norman H. Dahlstedt and Patricia L. Dahlstedt and Dick South and James R. Agen, Jr.  
Recording Date: November 7, 1985  
Recording No.: 8511070003
5. Notice of Action and the terms and conditions thereof  
  
Recording Date: February 25, 1997  
Recording No.: 9702250015
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Access and road management agreement  
Recording Date: March 26, 1999  
Recording No.: 9903260061  
Affects: as described in said instrument
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Utilities  
Recording Date: March 26, 1999  
Recording No.: 9903260062  
Affects: as described in said instrument
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Ingress, egress and utilities  
Recording Date: June 11, 2002  
Recording No.: 200206110135  
Affects: as described in said instrument

9. Title Notification and the terms and conditions thereof:

Recording Date: March 23, 2007  
Recording No.: 200703230102

10. Grant of Easement and the terms and conditions thereof:

Recording Date: December 7, 2022  
Recording No.: 202212070026

11. 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: 202301050050

12. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

14. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
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**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 04/13/23  
between Joseph Wynne Shannon Byers ("Buyer")  
Buyer Buyer  
and Douglas B Park ("Seller")  
Seller Seller  
concerning 1715 Oyster Creek Lane Bow WA 98232 (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.

Authentic: Joseph Wynne 04/13/23  
Buyer Date

Authentic: Douglas B Park 03/25/2023  
Seller Date

Authentic: Shannon Byers 04/13/23  
Buyer Date

Seller Date