

When recorded return to:

Anthony B. Pickering and Bronwyn H. Pickering
3400 E. Fir St.
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236515

May 17 2023

Amount Paid \$4405.00
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.: 620053903

CHICAGO TITLE

620053903

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jerry E. Welch and Barbara L. Welch, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Anthony B. Pickering and Bronwyn H. Pickering, a married
couple

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

Lot 2 of Short Plat No. PL06-0118, recorded September 27, 2007, under Auditor's File No.
200709270109, records of Skagit County, Washington and being a portion of the Southeast ¼ of
the Northwest ¼ of Section 29, 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): P126701 / 350329-2-005-0400

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

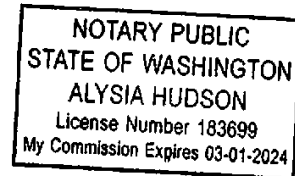
Dated: 5.11.23Jerry E. Welch
Jerry E. WelchBarbara L. Welch
Barbara L. WelchState of Washington
County of SnohomishThis record was acknowledged before me on 05/11/2023 by Jerry E. Welch and Barbara L. Welch.Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

EXHIBIT "A"
Exceptions

1. 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 Short Plat No. 94-019:

Recording No: 9408180016

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 Short Plat No. PL06-0118:

Recording No: 200709270109

3. Grant of Easement of Well

Recording Date: May 10, 2023
Recording No.: 202305100003

4. Skagit County Planning & Development Services Plat Lot of Record Certification, and the terms and conditions thereof:

Recording Date: September 27, 2007
Recording No.: 200709270110

5. Notice of on-site sewage system maintenance agreement requirement (design) and the terms and conditions thereof:

Recording Date: December 15, 2008
Recording No.: 200812150014

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

Granted to: Port of Skagit County
Purpose: Avigation
Recording Date: September 27, 2007
Recording No.: 200709270111

7. 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 March 27, 2023

between Anthony B Pickering Bronwyn H Pickering ("Buyer")
Buyer Buyer
and Jerry Welch Barbara Welch ("Seller")
Seller Seller
concerning 13577 Rector Rd 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.

DocuSigned by:

Anthony B Pickering

10B88EP2DB4E4...

4/1/2023 | 12:11 PM PDT

[Signature] 5/11/23
Seller Date

DocuSigned by:

Bronwyn H Pickering

CB88EP6D44D9...

4/1/2023 | 3:21 PM PDT

[Signature] 5/11/23
Seller Date