

When recorded return to:

Janine Bryner
38210 Kelly Ln
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237245

Jul 13 2023

Amount Paid \$5845.00
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.: 620054283

CHICAGO TITLE
620054283

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lewis E. Norris. Personal Representative of the Estate of John W. Rowley and Estate of Merriel A. Rowley

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Janine Bryner, an unmarried person and Andrea Iversen, an unmarried person

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

LOT 10, MEDCALF'S ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF,
RECORDED IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, IN
VOLUME 7 OF PLATS, PAGE 41.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P67427 / 3954-000-010-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 7/11/23

Estate of John W. Rowley
BY: [Signature]
Lewis E. Norris
Personal Representative

Estate of Merriel A. Rowley
BY: [Signature]
Lewis E. Norris
Personal Representative

State of Washington
County of Skagit

This record was acknowledged before me on July 11, 2023 by Lewis E. Norris as
Personal Representative of Estate of John W. Rowley.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 03/01/2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

State of Washington
County of Skagit

This record was acknowledged before me on July 11, 2023 by Lewis E. Norris as
Personal Representative of Estate of Merriel A. Rowley.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 03/01/2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"

Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

Recording Date: October 27, 1902
Recording No.: Volume 49, page 232

No determination has been made as to the current ownership or other matters affecting said reservations.

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 Medcalf's Addition:

Recording No: 521111

3. 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: Electric transmission and/or distribution line
Recording Date: April 3, 1956
Recording No.: 533888
Affects: Said premises and other property

4. 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: 201707280158

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

EXHIBIT "A"Exceptions
(continued)

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Skagit Diking District No. 12.
9. Assessments, if any, levied by Skagit Drainage District No. 14.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 19, 2023

between Janine Bryner Andrea Iversen ("Buyer")
Buyer Buyer

and Estate of John W and Merriel A Bud Norris, Personal Represent ("Seller")
Seller Seller

concerning 21771 Sterling Drive Sedro Woolley WA 98284 (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.

Authenticator
Janine Bryner 06/19/2023
Buyer Date

Bud Norris 06/21/23
Seller Date

Authenticator
Andrea Iversen 06/19/2023
Buyer Date

Seller Date