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07/28/2023 09:45 AM Pages: 1 of 5 Fees: \$207.50

Skagit County Auditor, WA

When recorded return to: Nancy J. Chism 19580 Ridgewood Drive Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20237434 Jul 28 2023 Amount Paid \$8277.00 Skagit County Treasurer By Lena Thompson Deputy

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620054533

CHICAGO TITLE 620054533

STATUTORY WARRANTY DEED

THE GRANTOR(S) Debra L. Youngquist, 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 Nancy J. Chism, an unmarried person and Lucas D. Chism, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 7, PLAT OF RIDGEWOOD, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 68 AND 69, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P68490 / 3984-000-007-0007

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Debra L. Youngquist

State of Washington
County of Skaait
This record was acknowledged before me on OTRAW23 by Debra L. Youngquist.

(Signature of notary public)

Notary Public in and for the State of NOShington

My commission expires: 06/12/7627



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 the Plat of Ridgewood Division No. 1:

Recording No: 721502

2. Covenants, conditions, restrictions and easements 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 27, 1970 Recording No.: 738336

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 30, 1986 Recording No.: 8605300058

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: 201306030077

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

Purpose: Septic tank and drainfield

Recording Date: October 31, 2014 Recording No.: 201410310115

Affects: Portion of said premises

5. Operation-Maintenance & Monitoring Requirement for Proprietary Onsite Sewage Systems and the terms and conditions thereof:

EXHIBIT "A"

Exceptions (continued)

Recording Date: February 23, 2016 Recording No.: 201602230060

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

Recording Date: March 4, 2016 Recording No.: 201603040044

7. 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."

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

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

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

OCopyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

Debra L Youngquist Seller Se	between	Nancy J Ch	ism	Luc	as D Chism		(*Buyer*
Soncerning 19580 Ridgewood Dr Mount Vernon WA 98274 (the "Property Address Cary State Zip (the "Property 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			Youngouist	е	uyer		("Seller"
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