

When recorded return to:
Steve Cowan and Senatt Meas
3221 Deol Lane
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237762

Aug 22 2023

Amount Paid \$4997.00
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.: 620054088

CHICAGO TITLE
620054088

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steve Rietman and Sandi Rietman, 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 Steve Cowan and Senatt Meas, a married couple

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.)

LT 8, "PLAT OF AVALON HEIGHTS"

Tax Parcel Number(s): P126686 / 4939-000-008-0000

Subject to:


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

STATUTORY WARRANTY DEED

(continued)

Dated: August 18, 2023

Steve Rietman

Sandi RietmanState of Washington
County of SkagitThis record was acknowledged before me on 8-18-2023 by Steve Rietman and Sandi Rietman.

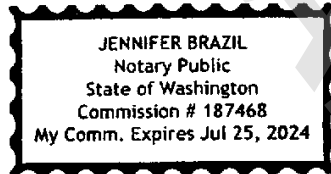
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126686 / 4939-000-008-0000

LOT 8, "PLAT OF AVALON HEIGHTS", AS PER PLAT RECORDED ON AUGUST 22, 2007, UNDER AUDITOR'S FILE NO. 200708220070, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Quit Claim Deed Boundary Line Adjustment and the terms and conditions thereof
Recording Date: June 13, 1994
Recording No.: 9406130087
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Gordon E. Bishop and Mary K. Bishop, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: June 13, 1994
Recording No.: 9406130088
Affects: Portion of said premises
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: November 23, 1994
Recording No.: 9411230101
Matters shown: Possible encroachments of fences by undisclosed amounts
Affects: Lot 12 only
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Utilities
Recording Date: June 17, 2005
Recording No.: 200506170166
Affects: Portion of said premises
5. Lot of Record Certification and the terms and conditions thereof
Recording Date: October 27, 2005
Recording No.: 200510270159
Recording No.: 200510270160
6. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof:
Recording Date: June 21, 2006
Recording No.: 200606210130
7. Declaration of Covenant and the terms and conditions thereof:
Recording Date: July 19, 2006

EXHIBIT "B"**Exceptions
(continued)**

Recording No.: 200607190067

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: July 26, 2006
 Recording No.: 200607260046
 Affects: Portion of said premises

9. 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 Avalon Heights:

Recording No: 200708220070

10. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: August 22, 2007
 Recording No.: 200708220071

11. Protected Critical Area Easement and the terms and conditions thereof

Recording Date: August 22, 2007
 Recording No.: 200708220072

12. Deed of Natural Resource Land Easement and the terms and conditions thereof

Recording Date: August 22, 2007
 Recording No.: 200708220073

13. Covenants, conditions and restrictions 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: August 22, 2007
 Recording No.: 200708220075

EXHIBIT "B"

Exceptions
(continued)

14. Notice to Future Property Owners and the terms and conditions thereof:
- Recording Date: July 3, 2008
Recording No.: 200807030093
15. Water Users Agreement and the terms and conditions thereof:
- Recording Date: July 3, 2008
Recording No.: 200807030094
16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Reciprocal Access & Utility easement
Recording Date: September 18, 2014
Recording No.: 201409180008
Affects: Portion of said premises
17. Trail Easement Agreement and the terms and conditions thereof:
- Recording Date: September 26, 2016
Recording No.: 201609260076
18. Assessments, if any, levied by Avalon Heights Water System.
19. Assessments, if any, levied by Avalon Heights Homeowners Association.
20. City, county or local improvement district assessments, if any.
21. 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.

EXHIBIT "B"**Exceptions
(continued)**

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."

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 June 08, 2023
between Steve Cowan Senatt Meas ("Buyer")
Buyer Buyer
and Steve Rietman Sandi Rietman ("Seller")
Seller Seller
concerning (P126686) Avalon Heights Way 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.

Steve Cowan 6/23/2023
Buyer Date
Senatt Meas 6/23/2023
Buyer Date

Authenticate
Steve Rietman 06/22/2023
Seller Date
Authenticate
[Signature] 06/22/2023
Seller Date