

When recorded return to:
Michelle L. Wader
23547 Pringle St
Clearlake, WA 98235

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238006
Sep 08 2023
Amount Paid \$5925.00
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.: 620054572

CHICAGO TITLE
620054572

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elaine E. Kohler, 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 Michelle L. Wader, an unmarried person

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.)

TRACT B, BLA SURVEY REC NO. 200109110077 **PTN NW 17-35-06**

Tax Parcel Number(s): P118334 / 4130-002-003-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: August 31, 2023Elaine E. Kohler
Elaine E. KohlerState of California
County of Merced

This record was acknowledged before me on _____ by Elaine E. Kohler.

See attached
(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

All- Purpose Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

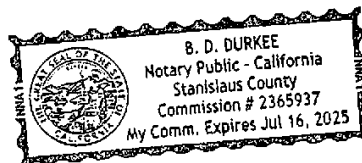
STATE OF CaliforniaCOUNTY OF Stanislaus BD Mexico

On August 31 2023 before me, B.D. Durkee, a notary public
Personally appeared Ernie E. Conier

Who proved to me on the basis of satisfactory evidence to be the person (s)
Whose name (s) is/are subscribed to the within instrument and acknowledged
To me that he/she/they executed the same in his/her/their authorized
Capacity(ies), and that by his/her/their signature(s) on the instrument the person(s)
, or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California
That the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature B. D. Durkee (Seal)

(This area for notarial seal)

Type of Document: Statutory warranty deed
Number of Pages: 3 Date of Document: 8-31-2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118334 / 4130-002-003-0000

TRACT B, BOUNDARY LINE ADJUSTMENT SURVEY RECORDED SEPTEMBER 11, 2001, UNDER RECORDING NO. 200109110077, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE FOLLOWING DESCRIBED TRACT:

LOTS 1 AND 2, AND THE EAST 38 FEET OF LOT 3, BLOCK E, TOWN OF LYMAN (DYERS PLAT), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 34, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE WEST 20 FEET OF VACATED DYER STREET ADJACENT THERETO.

ALSO TOGETHER WITH THAT PORTION OF WEST THIRD STREET VACATED UNDER TOWN OF LYMAN RESOLUTION 2002-1, RECORDED SEPTEMBER 24, 2002, UNDER RECORDING NO. 200209240047, RECORDS OF SKAGIT COUNTY, WASHINGTON, ADJACENT TO TRACT B OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED SEPTEMBER 11, 2001, UNDER RECORDING NO. 200109110077, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Town of Lyman, recorded in Volume 1 of Plats, Page 34:
2. The Terms, Conditions and Reservations as disclosed in "Resolution No. 97-3":
Recording Date: April 28, 1998
Recording No.: 9804280067
3. The Terms, Conditions and Reservations as disclosed in "Resolution No. 2002-1":
Recording Date: September 24, 2002
Recording No.: 200209240047
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 Boundary Line Adjustment Survey:
Recording No: 200109110077
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 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

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

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. Assessments, if any, levied by City of Lyman.
8. 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 August 04, 2023

between Michelle L. Wader ("Buyer")
Buyer
and Elaine E. Kohler ("Seller")
Seller
concerning 31451 W 3rd St Lyman WA 98263 (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.

Michelle L. Wader 08/04/23
Buyer Date

Buyer Date

Elaine E. Kohler 7-21-23
Seller Date

Elaine E. Kohler 8-31-23
Seller Date