

**When recorded return to:**  
Kelsea Beasley  
4717 68th Dr NE  
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238064  
Sep 14 2023  
Amount Paid \$9295.00  
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.: 620054812

**CHICAGO TITLE**  
620054812

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Sarah A Wahl, 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 Kelsea Beasley, an unmarried person and Sawyer Griffin, 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 29 OF THAT CERTAIN 5 ACRE PARCEL SUBDIV NO. 132-78 ENTITLED PRAIRIE LANE MEADOWS, REC NO. 893745, BEING PTN SEC 26, 27, 35 -36-4E, W.M.

Tax Parcel Number(s): P50062 / 360426-2-006-2901

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

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

Tax Parcel Number(s): P50062 / 360426-2-006-2901

Subject to:

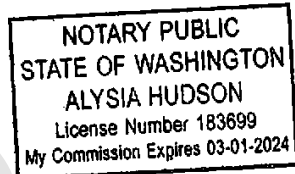
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: 9-12-2023Sarah A. Wahl

Sarah A Wahl

State of WashingtonCounty of SkagitThis record was acknowledged before me on September 12, 2023 by Sarah A Wahl.Alysia Hudson

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 03/01/2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P50062 / 360426-2-006-2901**

---

TRACT 29 OF THAT CERTAIN 5 ACRE PARCEL SUBDIVISION NO. 132-78, ENTITLED, "PRAIRIE LANE MEADOWS, " APPROVED DECEMBER 26, 1978, AND RECORDED DECEMBER 27, 1978, IN VOLUME 3 OF SHORT PLATS, PAGES 51 THROUGH 56, INCLUSIVE, UNDER AUDITOR'S FILE NO. 893745, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTIONS 26, 27, 35 AND 36, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENTS FOR ROAD AND UTILITY PURPOSES OVER AND ACROSS A STRIP OF LAND 60 FEET IN WIDTH AS DELINEATED ON THE FACE OF SUBDIVISION NO. 132-78, ENTITLED, "PRAIRIE LANE MEADOWS," APPROVED DECEMBER 26, 1978, AND RECORDED DECEMBER 27, 1978, IN VOLUME 3 OF SHORT PLATS, PAGES 51 THROUGH 56, INCLUSIVE, UNDER AUDITOR'S FILE NO. 893745, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTIONS 26, 27, 35 AND 36, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.; AND ESTABLISHED BY DECLARATION OF EASEMENT DATED JANUARY 10, 1979, AND RECORDED JANUARY 15, 1979, UNDER AUDITOR'S FILE NO. 894739.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Lot Owners  
Purpose: Ingress, egress and utilities  
Recording Date: January 15, 1979  
Recording No.: 894739  
Affects: Portion of said premises

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 Parcel Map No. 132-78:

Recording No: 893745

3. 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: January 4, 1979  
Recording No.: 894198

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 5, 1984  
Recording No.: 8406050027

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 14, 1984  
Recording No.: 8412140018

4. 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

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

Recording Date: January 15, 1978  
Recording No.: 894740

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Prairie Lane Association  
Recording Date: January 15, 1978  
Recording No.: 894740

6. Title Notification and the terms and conditions thereof

Recording Date: May 19, 2009  
Recording No.: 200905190031

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  
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 \_\_\_\_\_  
between \_\_\_\_\_ ("Buyer")  
and \_\_\_\_\_ ("Seller")  
concerning \_\_\_\_\_ (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.

Authorized  
Kelcea Beasley 08/15/2023  
Buyer Date  
Authorized  
Sawyer Griffin 08/15/2023  
Buyer Date

Authorized  
Sarah A Wahl 08/08/2023  
Seller Date  
\_\_\_\_\_  
Seller Date