

When recorded return to:

Katelyn M. Brown
835 Alger Cain Lake Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238323

Oct 06 2023

Amount Paid \$11876.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055103

CHICAGO TITLE
620055103

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jay R. Burroughs and Kellie E. Burroughs, 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 Katelyn M. Brown, an unmarried person and Sharon G. Brown,
an unmarried person

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

LOT 3 AND TRACT B, SKYVIEW DREAM ACRES, AS RECORDED MAY 28, 2003, UNDER
RECORDING NO. 200305280141, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

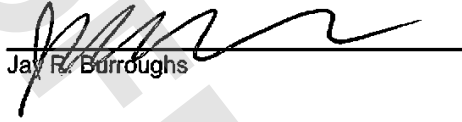
Tax Parcel Number(s): P120431 / 4815-000-003-0000

Subject to:

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

STATUTORY WARRANTY DEED

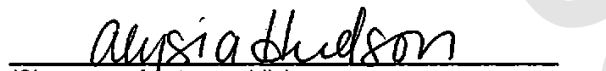
(continued)

Dated: 10/3/23
Jay R. Burroughs

Kellie E. Burroughs

State of _____
County of _____

This record was acknowledged before me on _____ by Kellie E. Burroughs.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____State of Washington
County of SkagitThis record was acknowledged before me on 10/03/2023 by Jay R. Burroughs.
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
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STATUTORY WARRANTY DEED
(continued)

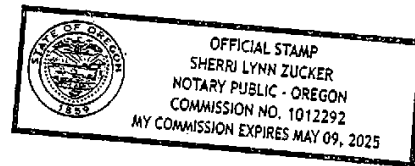
Dated: 10/3/23

Jay R. Burroughs
[Signature]
Kellie E. Burroughs

State of Oregon
County of Jackson

This record was acknowledged before me on 10/3/2023 by Kellie E. Burroughs.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Oregon
My commission expires: May 09 2025



State of _____
County of _____

This record was acknowledged before me on _____ by Jay R. Burroughs.

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

EXHIBIT "A"

Exceptions

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

:Recorded: June 20, 1950
 Recording No.: 447275, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: A portion of the subject property
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Recorded: December 30, 1953
 Recording No.: 496763, records of Skagit County, Washington
 For: Road right-of-way
 Affects: The South Half of the South Half of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 4, Township 36 North, Range 4 East of the Willamette Meridian
3. Regulatory notice/agreement that may include covenants, conditions and restrictions, affecting the subject property;

Executed By: Skagit County Hearing Examiner
 Recorded: July 31, 2000
 Recording No.: 200007310110
4. Reservations contained in instrument;

Executed By: Daryl Kilwine and Meredith Kilwine, husband and wife
 Recorded: January 30, 2002
 Recording No.: 200201300041
5. 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 Skyview Dream Acres:

Recording No: 200305280141
6. 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

EXHIBIT "A"**Exceptions
(continued)**

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: May 28, 2003
Recording No.: 200305280142

7. 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: Skyview Dream Acres Homeowner's Association
Recording Date: May 28, 2003
Recording No.: 200305280142

8. Agreement, including the terms and conditions thereof, entered into;
By: Western Washington Corporation of Seventh Day Adventists
And Between: Skagit County
Recorded: May 28, 2003
Recording No.: 200305280143
Providing: Protected Critical Area Agreement

9. Terms and provisions of operation and maintenance manual for the Skyview Dream Acres, recorded May 28, 2003, under Skagit County Recording No. 200305280144.

10. Agreement, including the terms and conditions thereof, entered into;
By: Doug and Lisa Niva
And Between: Skagit County
Recorded: September 22, 2003
Recording No.: 200309220045
Providing: Whitewater Aerobic Treatment System

11. Title Notification including the terms, covenants and provisions thereof

Recording Date: December 19, 2003
Recording No.: 200312190134

12. 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: Utility System
Recording Date: June 24, 2019
Recording No.: 201906240116
Affects: Said premises.

13. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

EXHIBIT "A"Exceptions
(continued)

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."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. 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 9/30/2023
between Katelyn M Brown Buyer Sharon G Brown Buyer ("Buyer")
and Jay Burroughs Seller Kellie Burroughs Seller ("Seller")
concerning 835 Alger Cain Lake Rd. 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.

JB
08/30/23

KB
08/30/23

Authenticator
Sharon G Brown 09/18/23
Buyer JB 8/30/23 Date
Authenticator
Katelyn M Brown 09/18/23
Buyer KB 8/30/23 Date

Authenticator
Jay Burroughs 08/30/23
Seller JB 8/30/23 Date
Authenticator
Kellie Burroughs 08/30/23
Seller KB 8/30/23 Date