

When recorded return to:

George Barnard Kegley and Nancy Nada Lynch
2014 Lindsay Loop
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238368

Oct 12 2023

Amount Paid \$12392.20
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

CHICAGO TITLE
620055123

Escrow No.: 620055123

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rebecca Sue Killorin and Stacy Brooke Douglas, Co-Trustees of the Killorin Family Trust dated December 10, 1998

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys and warrants to George Barnard Kegley and Nancy Nada Lynch, a married couple

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

Lot 69, MADDOX CREEK P.U.D., PHASE 1, according to the plat thereof, recorded in Volume 16 of Plats, Pages 121 through 130, inclusive, records of Skagit County, Washington.

Situate in Skagit County, Washington

Tax Parcel Number(s): P109363 / 4681-000-069-0000

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: 10-5-2023

The Killorin Family Trust dated December 10, 1998

BY: _____
Rebecca Sue Killorin
Co-Trustee

BY: Stacy Brooke Douglas
Stacy Brooke Douglas
Co-Trustee

State of _____

County of _____

This record was acknowledged before me on _____ by Rebecca Sue Killorin
as Co-Trustee of the Killorin Family Trust dated December 10, 1998.

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

State of Oklahoma

County of Oklahoma

This record was acknowledged before me on 5 October 2023 by Stacy Brooke
Douglas as Co-Trustee of the Killorin Family Trust dated December 10, 1998.

Robin Hall
(Signature of notary public)
Notary Public in and for the State of Oklahoma
My appointment expires: 2/11/25



STATUTORY WARRANTY DEED
(continued)

Dated: October 5, 2023

The Killorin Family Trust dated December 10, 1998

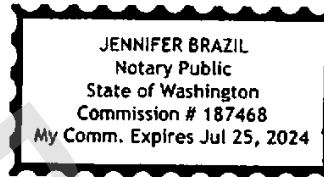
BY: Rebecca Sue Killorin
Rebecca Sue Killorin
Co-Trustee

BY: _____
Stacy Brooke Douglas
Co-Trustee

State of Washington
County of Skagit

This record was acknowledged before me on 10-5-2023 by Rebecca Sue Killorin
as Co-Trustee of the Killorin Family Trust dated December 10, 1998.

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



State of _____

County of _____

This record was acknowledged before me on _____ by Stacy Brooke
Douglas as Co-Trustee of the Killorin Family Trust dated December 10, 1998.

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

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 MADDOX CREEK PUD PHASE I:

Recording No: 9609090082
2. Power of Attorney and Agreement Regarding Formation of Local Improvement District, and the terms and conditions thereof:

Recording Date: September 9, 1996
Recording No.: 9609090083
3. 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: September 20, 1996
Recording No.: 9609200054
4. 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: September 20, 1996
Recording No.: 9609200055
5. Liens and charges as set forth in the above mentioned declaration(s),

Payable to: Maddox Creek Master Community Association
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.

EXHIBIT "A"
Exceptions
(continued)

8. Assessments, if any, levied by Mt Vernon.
9. Assessments, if any, levied by Maddox Creek Master Community Association.

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 _____
between _____ ("Buyer")
and _____ ("Seller")
concerning _____ (the "Property")

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.

George Barnard Kegley 09/16/2023
Buyer Date

Rebecca S. Killorin 9/20/23
Seller Date

Nancy Nada Lynch 09/16/2023
Buyer Date

Seller Date