

When recorded return to:
Hannah Binkley
625 Cedar Tree Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238396
Oct 13 2023
Amount Paid \$8850.00
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

CHICAGO TITLE
620054984

Escrow No.: 620054984

STATUTORY WARRANTY DEED

THE GRANTOR(S) Phillip W. Kester and Alice Fay Kester, 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 Hannah Binkley, an unmarried person and Justin Martinez, 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.)

LT 13, "PLAT OF NORTH CENTRAL DIV.

Tax Parcel Number(s): P102032 / 4586-000-013-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 10-09-2023Phillip W. Kester
Phillip W. KesterAlice Fay Kester
Alice Fay KesterState of Washington
County of SkagitThis record was acknowledged before me on 10/09/2023 by Alice Fay Kester and Phillip W. Kester.Alysia Hudson
(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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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P102032 / 4586-000-013-0002

LOT 13, "PLAT OF NORTH CENTRAL DIVISION," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 46 AND 47, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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: Drainage District No. 14
Purpose: Drainage ditch
Recording Date: February 26, 1935
Recording No.: 267764
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Cascade Natural Gas Corporation
Purpose: 30 foot right-of-way for pipeline or pipelines for transportation of oil, gas, and products thereof
Recording Date: December 17, 1956
Recording No.: 545341
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Right-of-way across existing road and water pipeline
Recording Date: October 20, 1969
Recording No.: 732135
Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Cascade Natural Gas Corporation
Purpose: 30 foot right-of-way for pipeline or pipelines for transportation of oil, gas, or products thereof
Recording Date: November 16, 1982
Recording No.: 8111160024
Affects: Portion of said premises

Said instrument is a re-recording of Recording No. 8211090036, records of Skagit County, Washington, and amends and supplements the easement granted to Cascade Natural Gas Corporation under Recording No. 545341, records of Skagit County, Washington.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

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

In favor of: Cascade Natural Gas Corporation
 Purpose: 60 foot right-of-way for pipeline or pipelines for transportation of oil, gas,
 or products thereof
 Recording Date: June 9, 1983
 Recording No.: 8306090019
 Affects: Portion of said premises

Said easement corrects and replaces the right-of-way recorded under:

Recording No. 8211090034

Recording No. 8211160025

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

Recorded: March 25, 1992
 Auditor's No.: 9203250071, records of Skagit County, WA
 In favor of: Cascade Natural Gas Corporation
 For: Right-of-way for pipeline or pipelines for transportation of oil, gas, or
 products thereof

Said easement supersedes and replaces easement granted under Recording No.
 9203050076, records of Skagit County, Washington.

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

Recorded: April 22, 1992
 Auditor's No.: 9204220112, records of Skagit County, WA
 In favor of: Puget Sound Power and Light Company
 For: Electric transmission and/or distribution line, together with necessary
 appurtenances
 Affects: Strip of land 10 feet in width across all lots, tracts, and spaces within said
 plat, coincident with and parallel to all streets and roads

8. 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 North Central Division:

Recording No: 9208280164

9. 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,

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

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 29, 1992
Recording No.: 9209290104

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 29, 1992
Recording No.: 9209290105

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 10, 2018
Recording No.: 201810100043

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 5, 2021
Recording No.: 202103050069

10. 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: Bylaws of the North Central and Brickyard Creek Community Association
Recording Date: April 30, 1993
Recording No.: 9304300085

11. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

13. Assessments, if any, levied by Sedro Woolley.

14. City, county or local improvement district assessments, if any.

EXHIBIT "B"

Exceptions
(continued)

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 September 13, 2023
between Hannah Binkley Justin Martinez ("Buyer")
Buyer Buyer
and Phillip W. Kester Alice Fay Kester ("Seller")
Seller Seller
concerning 625 Cedar Tree Drive 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.

Authentic Sign
Hannah Binkley 09/13/2023
Buyer Date
Authentic Sign
Justin Martinez 09/13/2023
Buyer Date

Authentic Sign
Phillip W Kester 09/14/23
Seller Date
Authentic Sign
Alice F Kester 09/14/23
Seller Date