

When recorded return to:
Brian Lanata and June Lanata
1777 S. Burlington Blvd. #411
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238575
Oct 27 2023
Amount Paid \$5525.00
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.: 620054912

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rebecca Hargreaves, Personal Representative of the Estate of Torrey M Kyle
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Brian Lanata and June Lanata, a married couple

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.)

PTN. NW NE, SEC. 17-36-4E, W.M.

Tax Parcel Number(s): P49310 / 360417-1-006-0007

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 10/23/23

Estate of Torrey Kyle

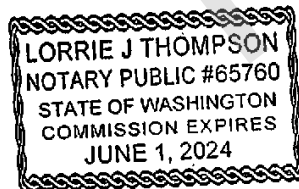
BY: Rebecca Hargreaves
Rebecca Hargreaves, Personal RepresentativeState of WashingtonCounty of SkagitThis record was acknowledged before me on October 23, 2023 by Rebecca Hargreaves as Personal Representative of Estate of Torrey Kyle.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P49310 / 360417-1-006-0007

Parcel A:

The South 200 feet of that portion of the Northwest quarter of the Northeast quarter of Section 17, Township 36 North, Range 4 East, W.M., lying Westerly of CCC Road, also known as Butler Creek Road.

Parcel B:

That portion of Lot 2 of Short Plat No. 85-79, approved the 23rd day of October 1979 and recorded in Book 3 of Short Plats, page 200 under Auditor's File No. 7910240015, being also a portion of the North 400 feet of the South 600 feet of that portion of the Northwest quarter of the Northeast quarter of Section 17, Township 36 North, Range 4 East, W.M., lying Westerly of CCC Road, also known as Butler Creek Road, and being more particularly described as follows:

Commencing at the Southwest corner of said Lot 2;
Thence South 88°01'05" East along the South line of said Lot 2 a distance of 59.31 feet to the true point of beginning;
Thence North 0°17'32" West a distance of 18.23 feet;
Thence North 89°42'28" East a distance of 219.61 feet to the East line of said Lot 2;
Thence Southerly along the East line of said Lot 2 to a point that bears South 88°01'53" East from the true point of beginning;
Thence North 88°01'53" West a distance of 215.71 feet to the true point of beginning.

All 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 Short Plat No. 85-79:

Recording No: 7910240015
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Roadway and utilities
Recording Date: November 6, 1979
Recording No.: 7911060016
Affects: as described in said instrument
3. 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 Survey:

Recording No: 9705280089
4. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
5. 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 September 12, 2023
between Brian Lanata June Lanata ("Buyer")
Buyer Buyer
and Estate of Torrey Kyle ("Seller")
Seller Seller
concerning 2216 Butler Creek Road 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.

Authentication
Brian Lanata 09/14/2023
Buyer Date

Rebecca Hargreaves 9/15/23
Seller Date

Authentication
June Lanata 09/14/2023
Buyer Date

Seller Date