

When recorded return to:
Gretchen H. Marble
3651 Friday Creek Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238602
Oct 31 2023
Amount Paid \$13033.00
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.: 620055227

CHICAGO TITLE
620055227

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Paul Evanson also known as R. Paul Evanson who acquired title as Paul Evanson, and H. Jean Evanson, 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 Gretchen H. Marble, 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 1, SKAGIT COUNTY SP NO. 96-019 ; **SW 20-36-4**

Tax Parcel Number(s): P49616 / 360420-3-001-0201

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10-26-23



Richard Paul Evanson



Helen Jean Evanson

State of Tennessee

County of Davidson

This record was acknowledged before me on 10-26-2023 by Richard Paul Evanson also known as R. Paul Evanson who acquired title as Paul Evanson, and H. Jean Evanson, husband and wife.



(Signature of notary public)

Notary Public in and for the State of Tennessee

My appointment expires: 4-1-2027



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P49616 / 360420-3-001-0201

LOT 1, SKAGIT COUNTY SHORT PLAT NO. 96-019, APPROVED AUGUST 2, 1996, AND RECORDED AUGUST 13, 1996, IN VOLUME 12 OF SHORT PLATS, PAGE(S) 126 AND 127, UNDER AUDITOR'S FILE NO. 9608130050, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEING A PORTION OF LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 80-76 AS APPROVED JUNE 27, 1977, AND RECORDED JUNE 29, 1977, IN VOLUME 2 OF SHORT PLATS, PAGE(S) 77 AND 78, UNDER AUDITOR'S FILE NO. 859513, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

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: Puget Sound Power & Light Co., a corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 15, 1925
Recording No.: 182760
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: Puget Sound Power & Light Company, a Massachusetts corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 13, 1959
Recording No.: 575160
Affects: Portion of said premises
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 Skagit County Short Plat No. 80-76:

Recording No: 859513
4. 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. 96-019:

Recording No: 9608130050
5. Notice of Moratorium on Non-Forestry Use of Land and the terms and conditions thereof:

Recording Date: April 18, 2007
Recording No.: 200704180167
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "B"
Exceptions
(continued)

thereof; Indian treaty or aboriginal rights.

7. 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 Oct. 9, 2023
between Gretchen Marble ("Buyer")
Richard P. Evanson and Helen J. Evanson ("Seller")
concerning 3651 Friday Creek Road Burlington WA 98233 (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, painting, 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

Gretchen Marble
Buyer
10/09/23
Date

Disclosed by:
Richard P. Evanson 9/6/2023
Seller/owner/AC
Date

Disclosed by:
Helen J. Evanson 9/6/2023
Seller/owner/AC
Date