

When recorded return to:
Jerry Highet and Shellie Eubanks Highet
11417 Michael Place
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238599
Oct 31 2023
Amount Paid \$11342.00
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

CHICAGO TITLE
620054586

Escrow No.: 620054586

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory Pulley and Katie Pulley, 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 Jerry Highet and Shellie Eubanks Highet, 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.)

LT 1, SP NO. 96-0022; PTN OF SW 1/4 NE 1/4 NW 1/4 SE 1/4 OF SEC 21-36-4E

Tax Parcel Number(s): P49763 / 360421-4-004-0114

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10/27/2023

[Signature]
Gregory Pulley
[Signature]
Katie Pulley

State of Washington
County of Skagit

This record was acknowledged before me on 10-27-2023 by Gregory Pulley and Katie Pulley.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2024



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P49763 / 360421-4-004-0114

LOT 1, SHORT PLAT NO. 96-0022, APPROVED APRIL 23, 2004, AND RECORDED APRIL 23, 2004, UNDER AUDITOR'S FILE NO. 200404230138; AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Notice of On-Site Sewage System Status, including the terms, covenants and provisions thereof

Recording Date: May 25, 1990
Recording No.: 9005250073
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Gregory Pulley and Katie Pulley, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: December 18, 1997
Recording No.: 9712180050
3. Native Growth Protection Area Critical Site Plan, including the terms, covenants and provisions thereof

Recording Date: January 20, 2004
Recording No.: 200401200157
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 96-0022:

Recording No: 200404230138
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 Survey:

Recording No: 201711290013
6. Driveway Maintenance Agreement, and the terms and conditions thereof:

Recording Date: June 19, 2019
Recording No.: 201906190019
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a

EXHIBIT "B"

Exceptions
(continued)

document:

Purpose: Cable box and line
Recording Date: November 9, 2021
Recording No: 202111090128
Affects: Portion of said premises

8. 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."

9. City, county or local improvement district assessments, if any.
10. 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.

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 October 10, 2023

between Jerry Hight Shellie Eubanks Hight ("Buyer")
Buyer Buyer
and Gregory Pulley Katherine Pulley ("Seller")
Seller Seller
concerning 20729 Echo Hill 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
Jerry Hight 10/10/2023
Buyer Date

Authentication
Gregory Pulley 10/12/23
Seller Date

Authentication
Shellie Eubanks Hight 10/10/2023
Buyer Date

Authentication
Katherine Pulley 10/12/23
Seller Date