



**202311290035**

11/29/2023 02:31 PM Pages: 1 of 6 Fees: \$208.50  
Skagit County Auditor

**When recorded return to:**  
Tyler Brogna and Katie Brogna  
10655 Potts Road  
Sedro Woolley, WA 98284

Filed for record at the request of:




**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620055135

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023-8876  
NOV 29 2023

Amount Paid \$ 3281.80  
By  Skagit Co. Treasurer  
Deputy

**CHICAGO TITLE**  
620055135

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald L. Tingley, a married man as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Tyler Brogna and Katie Brogna, 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

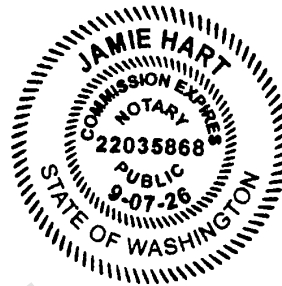
Abbreviated Legal: (Required if full legal not inserted above.)

PTN SE 1/4 SE 1/4 NE 1/4 SEC 29-35-6E, W.M.

Tax Parcel Number(s): P125349 / 350629-1-007-0100

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 11/27/23Ronald L. Tingley  
Ronald L. TingleyGail Tingley  
Gail TingleyState of Washington  
County of SnohomishThis record was acknowledged before me on 11/27/2023 by Ronald L. Tingley and Gail Tingley.Jamie Hart  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 9-07-26

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P125349 / 350629-1-007-0100**

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THE SOUTH 200 FEET OF THE WEST 209.08 FEET OF THE EAST 240.50 FEET OF THE  
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29,  
TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES  
OVER, ACROSS UNDER AND THROUGH THE FOLLOWING-DESCRIBED REAL PROPERTY:

THE NORTH 60 FEET OF THE EAST 461.27 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF  
THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., AND THE  
NORTH 60 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28,  
TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., AND THE EAST 60 FEET OF THAT PORTION OF  
THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SAID SECTION 28 LYING SOUTH OF  
WARFIELD ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Lot Certification and the terms and conditions thereof:  

Recording Date:	November 9, 2006
Recording No.:	200611090091
Affects:	Includes other property
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	The Public
Purpose:	A Well Protection zone
Recording Date:	May 22, 2007
Recording No.:	200705220110
Affects:	Portion of said premises
3. Lot Certification and the terms and conditions thereof:  

Recording Date:	August 19, 2009
Recording No.:	200908190065
4. Protected Critical Area Site Plan and the terms and conditions thereof:  

Recording Date:	September 16, 2013
Recording No.:	201309160089
5. Title Notification and the terms and conditions thereof:  

Recording Date:	December 19, 2013
Recording No.:	201312190038
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.
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

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

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."

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 November 01, 2023  
 between Tyler Brogna Katie Brogna ("Buyer")  
Buyer Buyer  
 and Ronald Tingley ("Seller")  
Seller Seller  
 concerning 31981 Rocky's Way 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  
Tyler Brogna 11/02/2023  
 Buyer Date

Authentic  
Ronald L Tingley 11/02/23  
 Seller Date

Authentic  
Katie Brogna 11/02/2023  
 Buyer Date

Seller Date