

**When recorded return to:**  
AnnJulene Lynn Denman  
7715 South Rietze Avenue  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20239031  
Dec 14 2023  
Amount Paid \$6325.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

**CHICAGO TITLE COMPANY**  
**620055229**

Escrow No.: 245460422

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Cecil Rhodd, an unmarried person and Lori Farbo, an unmarried person for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to AnnJulene Lynn Denman, a single woman and Logan Scott Cartwright, a single man

the following described real estate, situated in the County of Skagit, State of Washington:

THE WEST 200 FEET OF THE SOUTH 200 FEET OF LOT 15, "PLAT OF SUNRISE ADDITION, SKAGIT COUNTY", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 44, RECORDS OFSKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P70910 / 4064-000-015-0305,

Subject to:

1. 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

**STATUTORY WARRANTY DEED**  
(continued)

law, as set forth on the Plat of Sunrise Addition, Skagit County:  
Recording No: 190545

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Massachusetts corporation  
Purpose: Electric transmission and/or distribution line  
Recording Date: December 13, 1937  
Recording No.: 297399  
Affects: Portion of said premises

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

4. 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."

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 13, 2023

Cecil Rhodd  
Cecil Rhodd

Lori Farbo  
Lori Farbo

State of Montana  
County of Lewis & Clark

This record was acknowledged before me on 12-13-2023 by Cecil Rhodd.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Montana  
My commission expires: 12-29-23

State of Montana  
County of Lewis & Clark

This record was acknowledged before me on 12-13-23 by Lori Farbo.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Montana  
My commission expires: 12-29-23

