

When recorded return to:  
Roy Swihart  
Heritage House Bow  
18244 Sam Bell Road  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20249320  
Jan 12 2024  
Amount Paid \$6661.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE COMPANY  
620055423

Escrow No.: 620055423

**DOCUMENT TITLE(S)**

Statutory Warranty Deed

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: \_\_\_\_\_**

Additional reference numbers on page \_\_\_\_\_ of document

**GRANTOR(S)**

Janet E. Milner, an unmarried person

Additional names on page \_\_\_\_\_ of document

Additional names on page \_\_\_\_\_ of document

**GRANTEE(S)**

Heritage House Bow, a Washington non-profit corporation

Additional names on page \_\_\_\_\_ of document

Additional names on page \_\_\_\_\_ of document

**ABBREVIATED LEGAL DESCRIPTION**

PTN GOVT LT . 4, SEC 18-35-4E

Complete legal description is on page **4** of document

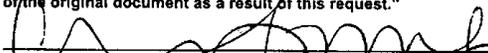
**TAX PARCEL NUMBER(S)**

P36845/350418-0-011-0002

Additional Tax Accounts are on page \_\_\_\_\_ of document

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

 Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

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### STATUTORY WARRANTY DEED

THE GRANTOR(S) Janet E. Milner, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Heritage House Bow, a Washington non-profit corporation

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 GOVT LT . 4, SEC 18-35-4E

Tax Parcel Number(s): P36845/350418-0-011-0002

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 1-9-2024

*Janet E. Milner by Ronald W. Lambert as atty in fact*  
Janet E. Milner by Ronald W. Lambert as attorney in fact

State of CA  
County of SAN LUIS OBISPO

This record was acknowledged before me on 1.9.24 by Ronald W. Lambert as Power of Attorney of Janet E. Milner.

*[Signature]*

(Signature of notary public)  
Notary Public in and for the State of CA  
My commission expires: 11.10.25



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P36845/350418-0-011-0002

THAT PORTION OF GOVERNMENT LOT 4 IN SECTION 18, TOWNSHIP 35 NORTH, RANGE 4  
EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE COUNTY ROAD AND THE  
EAST LINE OF SAID GOVERNMENT LOT 4;  
THENCE NORTH 215 FEET;  
THENCE WEST 180 FEET;  
THENCE SOUTH 215 FEET;  
MORE OR LESS, TO THE NORTH LINE OF THE COUNTY ROAD;  
THENCE EAST 180 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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 granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: electric transmission and/ or distribution line  
Recording Date: August 25, 1987  
Recording No.: 8708250066  
Affects: as described in said instrument

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.

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."

**John L. Scott**  
REAL ESTATE

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 December 21, 2023

between Heritage House Bow ("Buyer")

and Janet E Milner ("Seller")

concerning 18209 Sam Bell Rd (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, 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.

Roy Suihart R.A. of Heritage House Bow  
Buyer Date

Janet E Milner by POA Ronald W. Gambart  
Seller Date

\_\_\_\_\_  
Buyer Date

Janet E Milner by POA Ronald W. Gambart  
Seller Date  
1-9-2024