

202402200027

02/20/2024 09:07 AM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor, WA

When recorded return to:
Michelle O'Connor and Nicholas Hagan
4897 Mercer Road
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249620
Feb 20 2024
Amount Paid \$16593.00
Skagit County Treasurer
By Candi Newcombe Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055363

CHICAGO TITLE
620055363

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lucy Erwin Bradshaw, a married person as her separate property
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Michelle O'Connor and Nicholas Hagan, 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 Govt Lt 2, Section 26-36-2 Skagit County, WA

Tax Parcel Number(s): P47132 / 360226-0-025-0007, P47135 / 360226-0-028-0004, P47172 /
360226-0-058-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 2/15/24

Lucy Erwin Bradshaw
Lucy Erwin Bradshaw

State of Washington
County of Snohomish

This record was acknowledged before me on 2-15-2024 by Lucy Erwin Bradshaw.

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

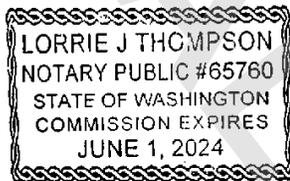


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P47132 / 360226-0-025-0007, P47135 / 360226-0-028-0004 and P47172 /
360226-0-058-0007

PARCEL "A"

THE EAST 135 FEET OF THE WEST 250 FEET OF THAT PORTION OF GOVERNMENT LOT 2,
SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W. M., LYING SOUTH OF THE VACATED
H. R. RONEY COUNTY ROAD,

TOGETHER WITH THAT PORTION OF THE SOUTH 1/2 OF VACATED RONEY ROAD
RIGHT-OF-WAY LYING WITHIN THE EAST 135.00 FEET OF THE WEST 250.00 FEET OF
GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W. M.

EXCEPT COUNTY ROAD ALONG THE SOUTH LINE THEREOF.

PARCEL "B"

TIDELANDS OF THE SECOND CLASS LYING WITHIN THE EAST 80 FEET OF THE WEST 160
FEET OF GOVERNMENT LOT 2 AND LYING WITHIN THE BOUNDARY OF THE FOLLOWING
DESCRIBED TRACT:

THAT PORTION OF THE FOLLOWING DESCRIBED TIDELAND TRACT LYING WESTERLY OF A
LINE RUNNING NORTH AND SOUTH AND INTERSECTING THE MEANDER LINE OF LOT 2,
SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W. M., AT A POINT 250 FEET WEST OF
THE NORTHEAST CORNER OF THE WEST 1/2 OF LOT 2 IN SECTION 26, TOWNSHIP 36
NORTH, RANGE 2 EAST, W. M.

COMMENCING AT A POINT 1 CHAIN NORTH OF THE MEANDER CORNER BETWEEN SECTIONS
25 AND 26;

THENCE NORTH 2°37' WEST, 10.70 CHAINS;
THENCE NORTH 85°53' WEST, 26.17 CHAINS;
THENCE NORTH 2°37' WEST, 15.30 CHAINS;
THENCE SOUTH 72°49' WEST, 7.95 CHAINS;
THENCE SOUTH 53°7' WEST, 27.71 CHAINS;
THENCE SOUTH 2°37' EAST, 11.40 CHAINS;

EXHIBIT "A"
Legal Description
(continued)

THENCE NORTH 87°23' EAST, 56.6 CHAINS TO THE POINT OF BEGINNING;

PARCEL "C"

THE EAST 80 FEET OF THE WEST 160 FEET OF THAT PART OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W. M., LYING NORTH OF THE CENTERLINE OF VACATED H. R. RONEY ROAD.

THE ABOVE-DESCRIBED PARCELS A AND C BEING TOGETHER WITH THAT PORTION OF RONEY ROAD THAT REVERT BY OPERATION OF LAW, AS AMENDED BY BOUNDARY LINE ADJUSTMENT.

EXCEPT THAT PORTION OF THE NORTH 1/2 OF VACATED RONEY ROAD RIGHT-OF-WAY LYING WESTERLY OF THE WEST LINE OF THE EAST 135.00 FEET OF THE WEST 250.00 FEET OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W. M.

TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF VACATED RONEY ROAD RIGHT-OF-WAY LYING WESTERLY OF THE EAST LINE OF THE WEST 250.00 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W. M. AND EASTERLY OF THE EAST LINE OF THE WEST 160 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF SAID GOVERNMENT LOT 2.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Agreement and Easement for Segregation and Private Road including the terms, covenants and provisions thereof
Recording Date: July 13, 1950
Recording No.: 448231
2. Mound Fill System Installation and the terms and conditions thereof;
Recording Date: October 14, 1988
Recording No.: 8810140031
3. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed
Grantor: Walter E. Mercer and Anne L. Mercer
Recording Date: June 8, 1965
Recording No.: 667240
4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: November 10, 1942
Recording No.: 357411
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Underground electric transmission and/or distribution system
Recording Date: November 19, 1993
Recording No.: 9311190151
6. Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof:
Recording Date: October 4, 2011
Recording No.: 201110040042
7. Shoreline variance and critical areas variance and the terms and conditions thereof:
Recording Date: April 15, 2014
Recording No.: 201404150076

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

8. 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 Protected Critical Area Site Plan:

Recording No: 202001270162

9. 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: 202203310209

10. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

11. 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

EXHIBIT "B"
Exceptions
(continued)

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 February 06, 2024

between Michelle O'Connor Nicholas Hagan ("Buyer")
Buyer Buyer

and Lucy Erwin Bradshaw ("Seller")
Seller Seller

concerning 4897 Mercer Road Bow WA 98232 (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.

Authenticator
Michelle O'Connor 02/07/2024
Buyer Date

Authenticator
Lucy Erwin Bradshaw 02/07/24
Seller Date

Authenticator
Nicholas Hagan 02/07/2024
Buyer Date

Authenticator
Lucy Erwin Bradshaw 2/15/24
Seller Date