

**When recorded return to:**  
Dennis C. Geissler  
856 S Alder St  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20249830  
Mar 08 2024  
Amount Paid \$10238.40  
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**  
*620055360*

Escrow No.: 620055360

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Melvyn A. Critchley and Shelby A. Critchley, 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 Dennis C. Geissler, an unmarried person

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

TRACT K, SKAGIT COUNTY SHORT PLAT NO. 42-77, APPROVED JULY 18, 1977, AND  
RECORDED JULY 19, 1977, IN VOLUME 2 OF SHORT PLATS, PAGE 85, UNDER AUDITOR'S  
FILE NO. 860874, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF  
LOTS 3 THROUGH 16, VALLEY VIEW ADDITION, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 7 OF PLATS, PAGE 47, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.


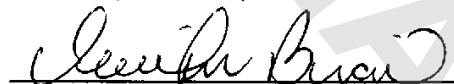
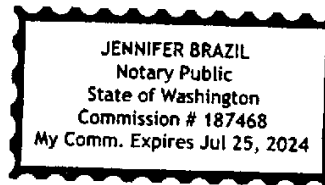
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P70120 / 4034-000-013-0007

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 3/5/24  
Melvyn A. Critchley  
Shelby A. CritchleyState of Washington  
County of SkagitThis record was acknowledged before me on March 5, 2024 by Melvyn A. Critchley and Shelby A. Critchley.  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 7-25-2024

## EXHIBIT "A"

### Exceptions

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 law, as set forth on the Plat of Valley View Addition:

Recording No: Volume 7 Page 47

2. 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:

Recording No: 860874

3. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: November 4, 1971  
 Auditor's No(s): 760121, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company, a Washington corporation  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: A right of way 7 feet in width having 3 1/2 feet of such width on each side of a centerline described as follows: As survey, staked and constructed 3 1/2 feet West of the East property line of Lots 3 through 16 inclusive, and 3 1/2 feet East of the West property line of Lots 19 through 29 inclusive

4. Title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof

Recording Date: July 7, 2004  
 Recording No.: 200407070131

5. Title Notification - Development Activities on or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: July 7, 2004  
 Recording No.: 200407070132

6. 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

**EXHIBIT "A"****Exceptions  
(continued)**

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: 200411240138

7. Covenants, conditions, restrictions and easements 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: April 26, 2007  
Recording No.: 200704260088

8. Skagit County Right to Manage Natural Resources Lands Disclosure, and the terms and conditions thereof:

Recording Date: September 23, 2016  
Recording No.: 201609230141

9. 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."

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

**EXHIBIT "A"**

Exceptions  
(continued)

11. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 15, 2024  
between Dennis C. Geissler ("Buyer")  
Buyer Buyer  
and Melvyn A Critchley Shelby A Critchley ("Seller")  
Seller Seller  
concerning 14958 Valley View Drive Mount Vernon WA 98273 (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  
Dennis C. Geissler 02/16/2024  
Buyer Date  
\_\_\_\_\_  
Buyer Date

Authentication  
Melvyn A Critchley 02/16/24  
Seller Date  
Authentication  
Shelby A Critchley 02/16/24  
Seller Date