

202405030044

05/03/2024 01:47 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Bradley S. Thompson
16256 Kamb Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240487

May 03 2024

Amount Paid \$10452.00
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

CHICAGO TITLE
620055835

Escrow No.: 620055835

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary W. Jones and Marilyn D. Jones, 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 Bradley S. Thompson and Aurawun Fern Circle, domestic
partners

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 OF SW 1/4 NE 1/4 OF 26-34-3E, W.M. AND PTN OF TRACT "C" OF REVISED SP NO.
46-81

Tax Parcel Number(s): P22759/ 340326-0-009-0008, P22774 / 340326-1-004-0126

Subject to:

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

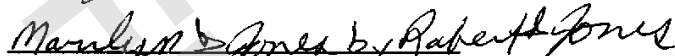

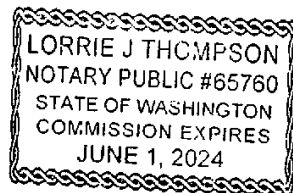
STATUTORY WARRANTY DEED
(continued)Dated: 5-2-24
Gary W. Jones
Marilyn D. Jones by Robert D. Jones, her attorney in factState of WashingtonCounty of SKagitThis record was acknowledged before me on MAY 2, 2024 by Gary W. Jones, individually, and Robert D. Jones, as attorney in fact for Marilyn D. Jones.
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P22759/ 340326-0-009-0008 and P22774 / 340326-1-004-0126

PARCEL A:

THE NORTH 125 FEET OF THE EAST 150 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING WEST OF THE COUNTY ROAD, WHICH RUNS ALONG THE EAST LINE OF THAT SUBDIVISION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF TRACT C OF REVISED SKAGIT COUNTY SHORT PLAT NO. 46-81, APPROVED AUGUST 18, 1981 AND RECORDED AUGUST 25, 1981 IN BOOK 5 OF SHORT PLATS, PAGE 119, UNDER AUDITOR'S FILE NO. 8108250001, DESCRIBED AS FOLLOWS:

THE NORTH 135 FEET OF THE EAST 155 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING WEST OF THE COUNTY ROAD RUNNING ALONG THE EAST LINE OF SAID SUBDIVISION;

EXCEPT THE NORTH 125 FEET OF THE EAST 150 FEET THEREOF.

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 set forth in a document:

In favor of:	Puget Sound Power and Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	July 15, 1987
Recording No.:	8707150052
Affects:	Parcel B

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

Purpose:	Accessory Structure Side Yard Easement
Recording Date:	March 19, 1991
Recording No.:	9103190001
Affects:	Portion of said premises

3. 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 No. 46-81:

Recording No: 8108250001

4. Agreement and the terms and conditions thereof:

Recorded:	December 23, 1909
Auditor's No.:	Volume 5 of Miscellaneous Records, page 333
Providing.:	Maintenance of Drainage Ditch
Affects.:	Parcel B

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

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

7. 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

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

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."

Authenticity ID: 832633225470621311A9F2262040C0100F031

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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 04/11/24

between Bradley Thompson Aurawun Circle ("Buyer")
Buyer Buyer
and Marilyn Jones Gary W Jones ("Seller")
Seller Seller
concerning 16256 Kamb Rd 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.

Authorized by
Bradley Thompson 04/11/24
Buyer Date

Authorized by
Robert D Jones / POA 04/03/2024
Seller Date

Authorized by
Aurawun Circle 04/11/24
Buyer Date

[Signature] 04/03/24
Seller Date