

When recorded return to:

Conselo R Sheridan and Nathan D Sheridan
17866 Best Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240680

May 22 2024

Amount Paid \$16415.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Chicago Title
620055816

Escrow No.: 620055816

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Douglas Matheson and Pete Thomas Anderson, each as their respective separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Conselo R Sheridan and Nathan D Sheridan, a married couple

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

LOT 3, "P.U.D. OF PLEASANT RIDGE EAST," AS PER PLAT RECORDED ON OCTOBER 12, 2000, UNDER AUDITOR'S FILE NO. 200010120025, 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): P117271 / 4762-000-003-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

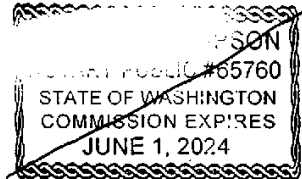
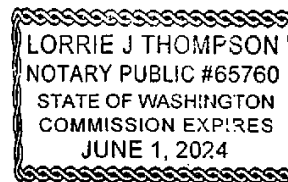
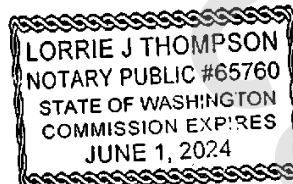
Dated: 5/17/24*Richard Douglas Matheson*
Richard Douglas Matheson*Pete Thomas Anderson*
Pete Thomas AndersonState of WASHINGTONCounty of SKAGITThis record was acknowledged before me on MAY 17, 2024 by Richard Douglas Matheson.*Lorrie J Thompson*
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2024State of WASHINGTONCounty of SKAGITThis record was acknowledged before me on MAY 17, 2024 by Pete Thomas Anderson.*Lorrie J Thompson*
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2024

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 P.U.D. of Pleasant Ridge East:

Recording No: 200010120025

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 Skagit County Short Plat no. 65-80:

Recording No: 8006100023

3. Protected Critical Area Site Plan and the Terms and Conditions thereof:

Recorded: July 20, 1999
Auditor's File No.: 9907200128, records of Skagit County, Washington

4. Bylaws of Pleasant Ridge East, and the terms and conditions thereof:

Recorded: October 12, 2000
Auditor's File No.: 200010120027, records of Skagit County, Washington

5. 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: October 12, 2000
Recording No.: 200010120026

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 18, 2010
Recording No.: 201003180062
Recording Date: December 6, 2013
Recording No.: 201312060096

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

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Pleasant Ridge East Homeowners Association
Recording Date: October 12, 2000
Recording No.: 200010120026

7. Skagit County Planning & Development Services and the terms and conditions thereof:

Recording Date: July 28, 2010
Recording No.: 201007280095

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Right to use the easement area to construct, operate, maintain, repair, replace, improve, remove, upgrade and extend one or more utility system for purposes of transmission, distribution and sale of electricity.
Recording Date: August 26, 2015
Recording No.: 201508260084
Affects: Portion of said premises

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."

EXHIBIT "A"

Exceptions
(continued)

10. 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**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 20, 2024
between Conselo R Sheridan Nathan D Sheridan ("Buyer")
Buyer Buyer
and Richard Douglas Matheson Pete Thomas Anderson ("Seller")
Seller Seller
concerning 17866 Best Road 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.

Authenticat
Conselo R Sheridan 04/21/24
Buyer Date
Authenticat
Nathan Sheridan 04/21/24
Buyer Date

Authenticat
PA 04/22/24
Seller Date
Authenticat
PTA 04/22/24
Seller Date