

202406280015

06/28/2024 09:16 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Drew Henley and Lindsey Henley
10872 Emily Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241135

Jun 28 2024

Amount Paid \$10238.65
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

Escrow No.: 620056349

CHICAGO TITLE CO.

1020056349

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rodney A. Schreib, a single person and Caren T. Howard, a single person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Drew Henley and Lindsey Henley, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 1, "RED TAIL FLATS, PL03-0016," RECORDED AUGUST 9, 2004, UNDER AUDITOR'S
FILE NO. 200408090156, 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): P121874 / 4840-000-001-0000

Subject to:

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

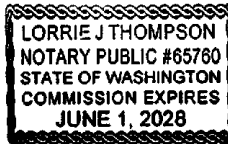
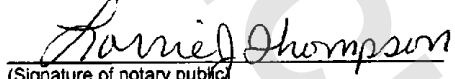
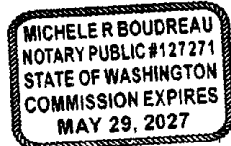
STATUTORY WARRANTY DEED
(continued)Dated: June 25, 2024
Rodney A. Schreibr
Caren T. HowardState of WASHINGTONCounty of SKAGITThis record was acknowledged before me on June 27, 2024 by Rodney A. Schreibr.
(Signature of notary public)Notary Public in and for the State of Washington
My appointment expires: 6-1-2028State of WashingtonCounty of WhatcomThis record was acknowledged before me on June 25, 2024 by Caren T. Howard.
(Signature of notary public)Notary Public in and for the State of WA
My appointment expires: May 29, 2027

EXHIBIT "A"
Exceptions

1. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, 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 in the document

 Recording Date: August 9, 2004
 Recording No.: 200408090157

2. Terms, conditions, and restrictions of that instrument entitled Recommendation on Preliminary Plat of Red Tail Flats PT 03 0016:
 Recorded: July 23, 2003
 Auditor's No(s): 200307230023, records of Skagit County, Washington

3. 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: August 9, 2004
 Recording No.: 200408090157

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

 Granted to: Skagit County
 Purpose: Protected Critical Area
 Recording Date: August 9, 2004
 Recording No.: 200408090159
 Affects: Portion of said premises

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

 Granted to: Puget Sound Energy, Inc.
 Purpose: Electric transmission and/or distribution line
 Recording Date: March 5, 2004
 Recording No.: 200403080171
 Affects: Portion of said premises

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 Red Tail Flats Plat No. PL03-0016:

Recording No: 200408090156

Plat Amendment to Red Tail Flats Plat No. PL05-0361:

Recording Date: April 25, 2006
Recording No.: 200604250069

7. On-Site Sewage System Operation and Maintenance Agreement and the terms and conditions thereof:

Recording Date: September 10, 2004
Recording No.: 200409100120

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

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."
Recording Date: October 4, 2004
Recording No.: 200410040202
Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

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

10. 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.

EXHIBIT "A"**Exceptions**

(continued)

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."

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 May 25, 2024

between Drew Henley Lindsey Henley ("Buyer")
Buyer Buyer
and Rodney A. Schreib Caren Howard ("Seller")
Seller Seller
concerning 10872 Emily Lane Burlington WA 98233 (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
Drew Henley 05/26/2024
Buyer Date
Authentication
Lindsey Henley 05/26/2024
Buyer Date

Authentication
Caren Howard 05/27/24
Seller Date