

When recorded return to:
Daniel W Henderson and Christine L Henderson
39276 State Route 20
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241662
Aug 05 2024
Amount Paid \$10897.00
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

Escrow No.: 620056561

STATUTORY WARRANTY DEED

THE GRANTOR(S) David W. Reed and Leslie Reed, 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 Daniel W Henderson and Christine L Henderson, 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.)

LT 1, SKAGIT COUNTY SP NO. PL-01-0456, BEING PTN TRACT A, SKAGIT COUNTY SP NO. 68-74 BEING A PTN SE 1/4 SW 1/4, 10-35-7E, W. M.

Tax Parcel Number(s): P42392 / 350710-3-008-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 08-02-24

David W Reed
David W. Reed

Leslie Reed
Leslie Reed

State of Washington

County of SKAGIT

This record was acknowledged before me on August 2, 2024 by David W. Reed and Leslie Reed

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

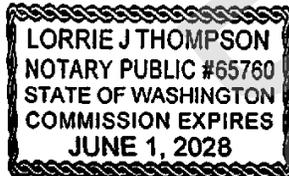


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P42392 / 350710-3-008-0006

LOT 1, SKAGIT COUNTY SHORT PLAT NO. PL-01-0456, APPROVED OCTOBER 3, 2001, AND RECORDED OCTOBER 5, 2001, UNDER AUDITOR'S FILE NO. 200110050030, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT A, SKAGIT COUNTY SHORT PLAT NO. 68-74, APPROVED DECEMBER 31, 1974, AND RECORDED JANUARY 2, 1975, IN VOLUME 1 OF SHORT PLATS, PAGE 12, UNDER AUDITOR'S FILE NO. 811890, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN.

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 granted in a document:

Granted to:	Pacific Northwest Traction Company
Purpose:	Pole line
Recording Date:	November 9, 1912 and May 23, 1913
Recording No.:	93678
Recording No.:	96744
Affects:	Northerly portion of said premises

2. 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: Julia Tozer McCuish and Daniel J. McCuish
Recording Date: August 23, 1918
Recording No.: 127187

The Company makes no representations about the present ownership of these reserved and excepted interests.

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

Granted to:	State Division of Forestry
Purpose:	Road for forest protection
Recording Date:	March 30, 1937
Recording No.:	288257
Affects:	Portion of said premises

4. 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. 68-74:

Recording No: 811890

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, a Washington corporation
Purpose:	Underground electric system
Recording Date:	November 29, 1977

EXHIBIT "B"Exceptions
(continued)

Recording No.: 869425
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 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. PL-01-0456:

Recording No: 200110050030

7. 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: Utility systems
Recording Date: May 29, 2002
Recording No.: 200205290046
Affects: Portion of said premises

8. Title Notification and the terms and conditions thereof:

Recording Date: September 29, 2003
Recording No.: 200309290162
Recording No.: 200309290163

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

EXHIBIT "B"
Exceptions
(continued)

NR Lands."

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 June 20, 2024

between Daniel W Henderson Christine L Henderson ("Buyer")
Buyer Buyer
and David Reed Leslie Reed ("Seller")
Seller Seller
concerning 39276 State Route 20 Concrete WA 98237 (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
Daniel W Henderson 06/20/2024
Buyer Date

Authenticator
David Reed 06/21/24
Seller Date

Authenticator
Christine L Henderson 06/20/2024
Buyer Date

Authenticator
Leslie Reed 06/21/24
Seller Date