

When recorded return to:  
Elizabeth R Owens  
436 Brittany Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241823

Aug 19 2024

Amount Paid \$8965.70  
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.: 620056848

CHICAGO TITLE

620056848

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Lori Johnsted Bennett and Jerald L. Bennett, Jr., wife and husband  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Elizabeth R Owens, a single woman

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 17, CEDAR HEIGHTS WEST, ACCORDING TO THE PLAT THEREOF RECORDED  
SEPTEMBER 22, 2006, UNDER AUDITOR'S FILE NO. 200609220186, 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): P125083 / 4904-000-017-0000

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 8-12-24Lori Johnsted Bennett

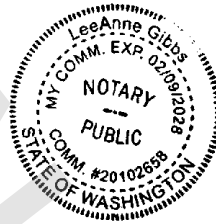
Lori Johnsted Bennett

Jerald L. Bennett, Jr.

Jerald L. Bennett, Jr.

State of WashingtonCounty of OkanoganThis record was acknowledged before me on 08/12/2024 by Lori Johnsted Bennett and Jerald L. Bennett, Jr..Lee Anne Gibbs

(Signature of notary public)

Notary Public in and for the State of WAMy appointment expires: 02/09/2028

**EXHIBIT "A"**  
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 Energy, Inc., a Washington corporation  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: May 22, 2006  
 Recording No.: 200605220169  
 Affects: Portion of said premises

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 the Plat of Cedar Heights West:

Recording No: 200609220186

3. 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 19, 2006  
 Recording No.: 200610190062

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

Imposed by: Cedar Heights West Homeowners Association  
 Recording Date: October 19, 2006  
 Recording No.: 200610190062

5. Disclosure on deed regarding Skagit County policy for unincorporated areas to protect and encourage agriculture and forestry operations;

Recording Date: June 4, 2007  
 Recording No.: 200706040187

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

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

7. Assessments, if any, levied by City of Mount Vernon.
8. Dues, Charges and/or Assessments, if any, levied by Cedar Heights West Homeowners Association.
9. 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 July 09, 2024

between Elizabeth R Owens ("Buyer")  
Buyer Buyer  
and Lori Johnsted Bennett Jerald L Bennett ("Seller")  
Seller Seller  
concerning 436 Brittany Street Mount Vernon WA 98274 (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.

Authenticated:  
Elizabeth R Owens 07/09/2024  
Buyer Date

Authenticated:  
Lori Johnsted Bennett 07/10/24  
Seller Date

Buyer Date

Authenticated:  
Jerald L Bennett 07/10/24  
Seller Date