

202408210056
08/21/2024 03:17 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:
Brandon S Klein and Sherel C Klein
22558 Bulson Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2024 1852
AUG 21 2024

Amount Paid \$ 20,811.60
Skagit Co. Treasurer
By Deputy
LT

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620056820

Escrow No.: 620056820

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barrie E. Kenning and Sheila M. Kenning, 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 Brandon S Klein and Sherel C Klein, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOTS A AND B, SHORT PLAT PL01-0144, RECORDED APRIL 8, 2004 UNDER AUDITOR'S
FILE NO. 200404080090, being a portion of the SE Quarter of
Sec 28, T 33 N, R 4 E of the W.M.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P96097 / 330428-4-002-0401, P17421 / 330428-4-002-0005

Subject to:

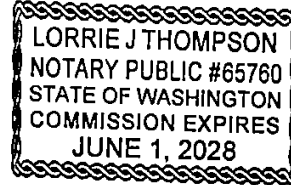
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: 8-20-24

[Signature]
Barrie E. Kenning

[Signature]
Sheila M. Kenning



State of Washington

County of SKAGIT

This record was acknowledged before me on August 20, 2024 by Barrie E. Kenning.

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

State of Washington

County of SKAGIT

This record was acknowledged before me on August 20, 2024 by Sheila M. Kenning.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2028

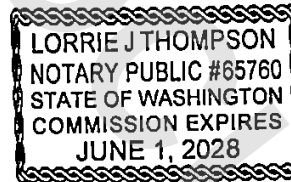


EXHIBIT "A"
Exceptions

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 Short Plat PL01-0144:

Recording No: 200404080090
2. Protected Critical Area Easement (PCA) and the terms and conditions thereof:

Recording Date: April 8, 2004
Recording No.: 200404080091
3. Accessory Dwelling Unit and the terms and conditions thereof:

Recording Date: May 11, 2004
Recording No.: 200405110037
4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. City, county or local improvement district assessments, if any.

Authentisign ID: 88A0982B-2344-EF11-0004-6045BDEF834A

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 17, 2024

between Brandon S. Klein Sherel C. Klein ("Buyer")
Buyer Buyer
and Barrie Kenning Sheila M Kenning ("Seller")
Seller Seller
concerning 22558 Bulson Road 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.

Authentisign
Brandon S. Klein 07/17/2024
Buyer Date

Authentisign
Sheila M. Kenning 07/17/24
Seller Date

Authentisign
Sherel C. Klein 07/17/2024
Buyer Date

Authentisign
Barrie Kenning 07/17/24
Seller Date