

When recorded return to:
Heather Powell and Jarrod Powell
10186 Warfield Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242139

Sep 13 2024

Amount Paid \$14955.40

Skagit County Treasurer

By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056436

CHICAGO TITLE CO.

1020056436

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew G. Chaney, an unmarried person and Sara E. Chaney, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Heather Powell and Jarrod Powell, 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.)

PTN NE 1/4 SE 1/4 NE 1/4 W.M. SEC 29, TWP 35, RNG 6

Tax Parcel Number(s): P42001 / 350629-1-008-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: Sept 11, 2024Matthew G. Chaney, by Susan I. Ohme, his
attorney in factSara Chaney
Sara E. ChaneyState of Oregon

County of _____

This record was acknowledged before me on _____ by Susan I. Ohme, as
attorney in fact for Matthew G. Chaney.(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____State of OregonCounty of MultnomahThis record was acknowledged before me on 9/11/2024 by Sara E. Chaney.Michelle Kaye Lindhartsen
(Signature of notary public)
Notary Public in and for the State of Oregon
My appointment expires: 6/13/2028

STATUTORY WARRANTY DEED
(continued)

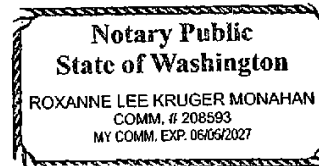
Dated: 09/12/2024
Matthew G. Chaney, by Susan
I Ohme, his attorney in fact
Matthew G. Chaney, by Susan I. Ohme, his
attorney in fact

Sara E. Chaney

State of Washington
County of King

This record was acknowledged before me on September 12, 2024 by Susan I. Ohme, as
attorney in fact for Matthew G. Chaney.

Roxanne Lee Kruger Monahan
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/05/2027



State of _____

County of _____

This record was acknowledged before me on _____ by Sara E. Chaney.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P42001 / 350629-1-008-0000

PARCEL A:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED
RECORDED NOVEMBER 16, 1916, IN VOLUME 105 OF DEEDS, PAGE 187, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

PARCEL B:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE
WILLAMETTE MERIDIAN;

THENCE SOUTH A DISTANCE OF 20 FEET TO THE TRUE POINT OF BEGINNING; THENCE
EAST A DISTANCE OF 3 FEET;

THENCE SOUTH A DISTANCE OF 150 FEET;

THENCE WEST A DISTANCE OF 3 FEET;

THENCE NORTH A DISTANCE OF 150 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE COUNTY ROAD COMMONLY KNOWN AS
WARFIELD ROAD RUNNING ALONG THE NORTH LINE THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Survey:

Recording No: 9210220100

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 Survey:

Recording No: 9210220100

3. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: January 24, 2012
 Recording No.: 201201240044

4. Title Notification and the terms and conditions thereof:

Recording Date: January 24, 2012
 Recording No.: 201201240045

5. Lot of Record Certification and the terms and conditions thereof:

Recording Date: November 16, 2021
 Recording No.: 202111160127

6. 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

EXHIBIT "B"**Exceptions
(continued)**

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."

7. 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 07/08/24
between Heather Powell Jarrood Powell ("Buyer")
Buyer Buyer
and Matthew G Chaney Sara E Chaney ("Seller")
Seller Seller
concerning 10186 Warfield Rd Sedro Woolley WA 98284 (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
Heather Powell 07/08/24
Buyer Date

Authentication
Jarrood Powell 07/08/24
Buyer Date

Authentication
Matthew G Chaney 07/09/24
Seller Date

Authentication
SARA E CHANEY 05/23/24
Seller Date
Sara Chaney 9/11/24