

POOR ORIGINAL

202409300231

09/30/2024 12:40 PM Pages: 1 of 7 Fees: \$309.50  
Skagit County Auditor, WA

**When recorded return to:**

Michael Victoria OBryan and Ian Merritt OBryan  
8207 Avery Lane  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242348

Sep 30 2024

Amount Paid \$13033.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620057020

Escrow No.: 620057020

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joseph C. Krivanek and Lisa M. Krivanek, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys and warrants to Michael Victoria OBryan and Ian Merritt OBryan, wife and  
husband

the following described real estate, situated in the County of Skagit, State of Washington:

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


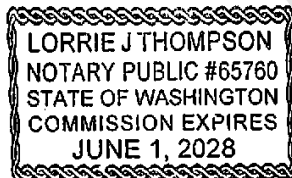
Abbreviated Legal: (Required if full legal not inserted above.)

LT 10, PLAT OF AVERY LANE

Tax Parcel Number(s): P114985 / 4731-000-010-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 9/30/24  
\_\_\_\_\_  
Joseph C. Krivanek  
\_\_\_\_\_  
Lisa M. KrivanekState of WashingtonCounty of SKAGITThis record was acknowledged before me on September 30, 2024 by Joseph Krivanek and Lisa Krivanek.  
\_\_\_\_\_  
(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): P114985 / 4731-000-010-0000**

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LOT 10, PLAT OF AVERY LANE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 62 THROUGH 64, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Exceptions and reservations as contained in instrument;

Recorded: November 30, 1943  
Recording No.: 367486  
Executed By: Pope & Talbot, Inc.

No determination has been made as to the current ownership or other matters affecting said reservations.

2. Exceptions and reservations as contained in instrument;

Recorded: June 22, 1946  
Recording No.: 393184  
Executed By: Pope & Talbot, Inc.

No determination has been made as to the current ownership or other matters affecting said reservations.

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: October 22, 1985  
Recording No.: 8510220045

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. 93-020:

Recording No: 9307130013

5. 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 PLAT OF AVERY LANE:

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

Recording No: 9905110004

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

Granted to: Puget Sound Power & Light Company  
 Purpose: Electric transmission and/or distribution line  
 Recording Date: September 21, 1989  
 Recording No.: 8909210074  
 Affects: Lot 5

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

Granted to: D David MCMcMillen  
 Purpose: Sanitary Sewer  
 Recording Date: September 21, 1989  
 Recording No.: 9004040053  
 Affects: Said premises

8. 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: May 11, 1999  
 Recording No.: 9905110005

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 12, 1999  
 Recording No.: 9905120057

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 14, 2000  
 Recording No.: 200003140042

9. 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

**EXHIBIT "B"**

Exceptions  
(continued)

Recording Date: May 11, 1999  
Recording No.: 9905110006

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 31, 2008  
Recording No.: 200807180138

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

Imposed by: Avery Lane P.U.D. Community Association  
Recording Date: May 11, 1999  
Recording No.: 9905110006

11. 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: April 30, 2001  
Recording No.: 200104300084

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 9, 2005  
Recording No.: 200512090129

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 29, 2005  
Recording No.: 200512290001

12. Agreement, including the terms and conditions thereof; entered into;

By: The developer of the Plat of Avery Lane  
And Between: Each lot owner within the service area of Avery lane Division No. II  
Recorded: June 11, 2001  
Recording No.: 200106110144  
Providing: Avery Lane Division II Water Users Agreement

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

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

thereof; Indian treaty or aboriginal rights.

14. City, county or local improvement district assessments, if any.
15. 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."