

202410170025

10/17/2024 10:59 AM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:

Brendan J. Neilson and Jennifer Ann R. Neilson
37312 Fieldstone Court
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242589

Oct 17 2024

Amount Paid \$9473.00
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

CHICAGO TITLE
620057340

Escrow No.: 620057340

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael William Ryan and Julieann W. Ryan, 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 Brendan J. Neilson and Jennifer Ann R. Neilson, 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 12, BIRDSVIEW ESTATES

Tax Parcel Number(s): P130280 / 4997-000-012-0000

Subject to:

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



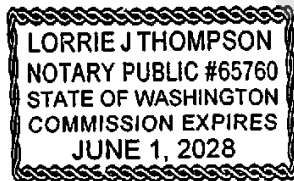
STATUTORY WARRANTY DEED
(continued)Dated: 10-14-2024
Michael William Ryan
Julieann W. RyanState of WashingtonCounty of SKagitThis record was acknowledged before me on October 14, 2024 by Michael William Ryan and Julieann W. Ryan.
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P130280 / 4997-000-012-0000

LOT 12, BIRDSVIEW ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 2010 UNDER AUDITOR'S FILE NO. 201006100097, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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: Puget Sound Power & Light Company
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Recording Date: April 24, 1925
Recording No.: 183088
Affects: as described in said instrument

NOTE: Reference is hereby made to the "Consent For Use of Puget Sound Energy, Inc. Transmission Right-Of-Way," and the terms and conditions contained therein, as recorded November 8, 2006, under Recording No. 200611080113.
2. 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: Right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity
Recording Date: April 9, 2007
Recording No.: 200704090170
Affects: as described in said instrument
3. Lot of Record Certification and the terms and conditions thereof:

Recording Date: December 10, 2007
Recording No.: 200712100015
4. Variance and the terms and conditions thereof:

Recording Date: April 9, 2008
Recording No.: 200804090065
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 the Plat of Birdsvew Estates:

Recording No: 201006100097

EXHIBIT "B"Exceptions
(continued)

6. 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: June 10, 2010
Recording No.: 201006100098

7. Operation and Maintenance Manual Stormwater Collection System and Infiltration System and the terms and conditions thereof:

Recording Date: June 10, 2010
Recording No.: 201006100099

8. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: June 10, 2010
Recording No.: 201006100100

9. Protected Critical Area Easement Agreement and the terms and conditions thereof:

Recording Date: June 10, 2010
Recording No.: 201006100101

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

11. 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

EXHIBIT "B"

Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

12. 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 September 13, 2024

between Brendan J. Neilson Jenniferann R. Neilson ("Buyer")
Buyer Buyer
and Michael W Ryan Julieann W Ryan ("Seller")
Seller Seller
concerning 37312 Fieldstone Ct 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
Brendan J. Neilson 09/13/2024
Buyer Date

Authentication
Jenniferann R. Neilson 09/13/2024
Buyer Date

Authentication
Michael W Ryan 09/13/2024
Seller Date

Authentication
Julieann W Ryan 09/13/2024
Seller Date