

202410300022

10/30/2024 10:43 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Travis Hall and Elizabeth Hall
38210 Kelly Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242752

Oct 30 2024

Amount Paid \$10630.00
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

Escrow No.: 620057025

CHICAGO TITLE

620057025

STATUTORY WARRANTY DEED

THE GRANTOR(S) Janine Bryner, an unmarried person, as a separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Travis Hall and Elizabeth Hall, 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. 4, SP NO. 96-014, REC NO. 9605230034, PTN NW SW 16-35-7E, W.M

Tax Parcel Number(s): P108790 / 350716-3-003-2200

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 10-23-24

Janine Bryner
Janine Bryner

State of Washington
County of Skagit

This record was acknowledged before me on October 23, 2024 by Janine Bryner.

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

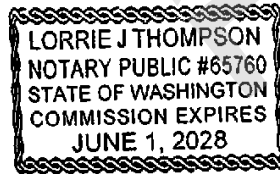


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P108790 / 350716-3-003-2200

LOT 4, SKAGIT COUNTY SHORT PLAT NO. 96-014. APPROVED MAY 10, 1996, AND RECORDED MAY 20, 1996, IN VOLUME 12 OF SHORT PLATS, PAGE 102, UNDER AUDITOR'S FILE NO. 9605230034, RECORDS OF SKAGIT COUNTY; BEING A PORTION OF THE NORTHWEST OF THE SOUTHWEST OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "B": A 20 FOOT ACCESS AND UTILITIES EASEMENT AS DELINEATED ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 96-014, AS RECORDED UNDER AUDITOR'S FILE NO. 9605230034.

TOGETHER, WITH A 60 FOOT WIDE ROADWAY AND 450 RADIUS CUL-DE-SAC EASEMENT FOR ACCESS AND UTILITIES, DELINEATED AS KELLY LANE ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 96-014, AS RECORDED UNDER AUDITOR'S FILE NO. 9605230034.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Exceptions**

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 155274

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

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 SHORT PLAT NO. 96-014:

Recording No: 9605230034

3. Agreement and the terms and conditions thereof:

Executed by: Jeff Benham and Donald J. Dando
Recording Date: October 31, 1996
Recording No.: 9610310075

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County Water District No. 1
Purpose: Waterline
Recording Date: January 27, 1997
Recording No.: 9701270046
Affects: The north 15 feet of said premises

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

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

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

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."

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**

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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 4, 2024

between Travis Brian Hall Elizabeth JoAnn Hall ("Buyer")
Buyer Buyer

and Janine Bryner ("Seller")
Seller Seller

concerning 38210 Kelly Ln Concrete WA 98237 (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
Travis Brian Hall 10/04/24
Buyer Date

Authentication
Elizabeth J Hall 10/04/24
Buyer Date

Jan Bryner 8-5-24
Seller Date

Seller Date