

When recorded return to:
Michael William Ryan and Julieann W Ryan
37415 Fieldstone Court
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242820
Nov 05 2024
Amount Paid \$15080.00
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
620057130

Escrow No.: 620057130

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth A Rose and Linda J Graham Rose, 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 Michael William Ryan and Julieann W Ryan, a married couple

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

LOT 4, "BIRDS VIEW ESTATES" AS PER 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.

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

Tax Parcel Number(s): P130272/4997-000-004-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: Oct 30 2024Kenneth A Rose

Kenneth A Rose

Linda J Graham Rose

Linda J Graham Rose

State of WASHINGTONCounty of SKAGITThis record was acknowledged before me on October 30, 2024 by Kenneth A Rose and Linda J Graham Rose.Lorrie J Thompson

(Signature of notary public)

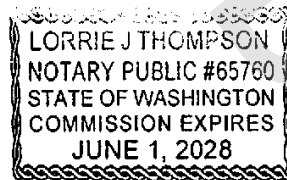
Notary Public in and for the State of WASHINGTONMy appointment expires: 6-1-2028

EXHIBIT "A"
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:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	April 24, 1925
Recording No.:	183088
Affects:	Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Energy, Inc.
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	April 9, 2007
Recording No.:	200704090170
Affects:	Portion of said premises
3. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date:	December 10, 2007
Recording No.:	200712100015
4. Decision/Recommendation on Variance/Preliminary Plat Application VA07-0931/PL96-0065 including the terms, covenants and provisions thereof

Recording Date:	April 9, 2008
Recording No.:	200804090065
5. Statement of Mineral Claims including the terms, covenants and provisions thereof

Recording Date:	March 18, 2009
Recording No.:	200903180041
6. 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 Birdview Estates:

Recording No: 201006100097

EXHIBIT "A"**Exceptions
(continued)**

7. 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

8. Operation and Maintenance Manual Stormwater Collection System and Infiltration System including the terms, covenants and provisions thereof

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

9. Plat Lot of Record Certification including the terms, covenants and provisions thereof

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

10. Protected Critical Area Agreement including the terms, covenants and provisions thereof

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

11. Title Notification and the terms and conditions thereof:

Recording Date: February 24, 2016
Recording No.: 201602240046

12. 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.

EXHIBIT "A"**Exceptions
(continued)**

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."

13. City, county or local improvement district assessments, if any.