

When recorded return to:
Laura Lee Thompson
32962 South Shore Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242918
Nov 14 2024
Amount Paid \$10274.00
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

620057539

Escrow No.: 620057539

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew H. Chism, 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 Laura Lee Thompson, an unmarried person

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

LOT 32 AND 33, BLOCK 2, BLOCK 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3", AS PER PLAT RECORDED IN "VOLUME 6 OF PLATS, PAGES 25 TO 31, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE SOUTHEASTERLY 30 FEET OF SAID LOT 32, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SOUTHEASTERLY LINE THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P66983 / 3939-002-033-0007

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 11-6-2024

Matthew H. Chism

Matthew H. Chism

State of Washington

County of Skagit

This record was acknowledged before me on 11-6-24 by Matthew H. Chism.

Allison M Summers

(Signature of notary public)

Notary Public in and for the State of WA

My appointment expires: 04-09-25



EXHIBIT "A"
Exceptions

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

Granted to:	State Division of Forestry
Purpose:	Road for forest protection purposes
Recording Date:	October 17, 1938
Recording No.:	306699

2. Agreement regarding logging practices, including the terms, covenants and provisions thereof

Recording Date:	June 1, 1945
Recording No.:	380724

3. 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 Lake Cavanaugh Subdivision Div. 3:

Recording No:	420716
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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 Survey:

Recording No:	200506230096
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5. Lot Certificate, including the terms, covenants and provisions thereof

Recording Date:	April 5, 2006
Recording No.:	200604050093

6. Reasonable Use Exception Determination, including the terms, covenants and provisions thereof

Recording Date:	June 9, 2006
Recording No.:	200606090132

7. Protected Critical Area Site Plan, including the terms, covenants and provisions thereof

EXHIBIT "A"Exceptions
(continued)

Recording Date: July 31, 2007
Recording No.: 200707310104

8. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

9. 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."

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

11. 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 October 20, 2024
between Laura Lee Thompson ("Buyer")
Buyer Buyer
and Matthew H Chism ("Seller")
Seller Seller
concerning 32962 S Shore Drive Mount Vernon WA 98274 (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.

Authenticator
Laura Lee Thompson 10/20/2024
Buyer Date

Authenticator
Matthew H Chism 11/04/24
Seller Date

Buyer Date

Seller Date