

When recorded return to:
Larry B. Henderson
7562 Powerline Road
Marblemount, WA 98267

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243106
Nov 26 2024
Amount Paid \$8245.00
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.: 620057503

CHICAGO TITLE

U 20057503

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cindy J Dills, also known as Cynthia J. Dills, 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 Larry B. Henderson, an unmarried man

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.)

TRACT 2, SHORT PLAT NO. 17-82; BEING PTN. SW 12-35-10

Tax Parcel Number(s): P45173 / 351012-3-001-0121

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 11/13/24

Cindy J Dills
Cindy J Dills

State of Washington
County of SKagit

This record was acknowledged before me on November 13, 2024 by Cindy J Dills.

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

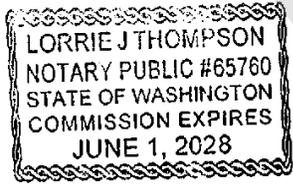


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P45173 / 351012-3-001-0121

TRACT 2 OF SHORT PLAT NO. 17-82, APPROVED JULY 18, 1983 AND RECORDED JULY 22, 1983 IN VOLUME 6 OF SHORT PLATS, PAGE 73, UNDER AUDITOR'S FILE NO. 8307220001, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE CITY OF SEATTLE RAILROAD RIGHT-OF-WAY AS CONDEMNED UNDER SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 9510. (BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M.).

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: City of Seattle
Purpose: electric transmission and/ or distribution line
Recording Date: September 11, 1929
Recording No.: 226631
Affects: as described in said instrument
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: United States of America
Purpose: electric transmission and/ or distribution line
Recording Date: May 28, 1937
Recording No.: 290519
Affects: as described in said instrument
3. Easement regarding electric transmission and/ or distribution line as reserved in Deed from the City of Seattle, including the terms and conditions thereof:
Recording Date: November 10, 1971
Recording No.: 760382
4. Agreement regarding Electric transmission and/or distribution line, including the terms, covenants and provisions thereof
Recording Date: March 14, 1983
Recording No.: 8303170013
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 Short Plat:
Recording No: 8307220001
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, a Washington corporation
Purpose: Underground electric system
Recording Date: June 1, 1990

EXHIBIT "B"Exceptions
(continued)

Recording No.: 9006010065
Recording Date: November 27, 1990
Recording No.: 9011270083
Affects: As described therein

7. 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."

8. 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 10/3/2024
between Larry Henderson ("Buyer")
Buyer Buyer
and Cindy J Dills ("Seller")
Seller Seller
concerning 7562 Powerline Rd Marblemount WA 98267 (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.

Authenticated: Larry Henderson 10/03/2024
Buyer Date

Authenticated: Cindy J Dills 09/05/2024
Seller Date

Buyer Date

Seller Date