

**When recorded return to:**  
Rex Allen  
7473 Skagit View Drive  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20243222  
Dec 10 2024  
Amount Paid \$9200.65  
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.: 620057528

**CHICAGO TITLE**  
620057528

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Nathaniel W. Erickson and Regine O. Erickson, 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 Rex Allen, an unmarried person

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 43, PLAT OF WILDERNESS VILLAGE DIV. NO. 1

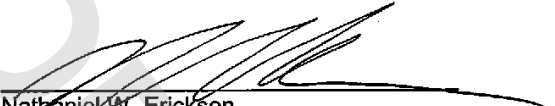
Tax Parcel Number(s): P78227 / 4208-000-043-0001

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)


Dated: 12-5-24

  
Nathaniel W. Erickson

  
Regine O. Erickson

State of Washington  
County of SKAGIT

This record was acknowledged before me on 12-5-2024 by Nathaniel W. Erickson and Regine O. Erickson.

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P78227 / 4208-000-043-0001**

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LOT 43, PLAT OF WILDERNESS VILLAGE DIV. NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 48 TO 50, 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 set forth in a document:
 

In favor of:           The Sound Timber Company, an Iowa corporation  
Purpose:               30 foot road right-of-way  
Recording Date:       November 5, 1935  
Recording No.:         273805  
Affects:                Government Lot 10 of Section 8, Township 35 North, Range 8 East of the  
Willamette Meridian (being a portion of the underlying legal description of said plat)
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

In favor of:           Puget Sound Power & Light Company, a Washington corporation  
Purpose:               Electric transmission and/or distribution line, together with necessary  
appurtenances  
Recording Date:        November 30, 1973  
Recording No.:         793933  
Affects:                Portion of said premises
  
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 Wilderness Village Div. No. 1
 

Recording No: 788213
  
4. 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:        July 20, 1973  
Recording No.:         788214

Modification(s) of said covenants, conditions and restrictions

Recording Date:        September 7, 2004  
Recording No.:         200409070165

Modification(s) of said covenants, conditions and restrictions

**EXHIBIT "B"**

Exceptions  
(continued)

Recording Date: May 5, 2005  
Recording No.: 200505050063

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 23, 2007  
Recording No.: 200707230123

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 5, 2018  
Recording No.: 201803050117

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Wilderness Village Community Association  
Recording Date: July 20, 1973  
Recording No.: 788214

6. Skagit County Planning & Development Services Plat Lot of Record Certification, and the terms and conditions thereof:

Recording Date: September 28, 2017  
Recording No.: 201709280143

7. Skagit county right-to-manage natural resource lands disclosure, and the terms and conditions thereof:

Recording Date: July 18, 2018  
Recording No.: 201807180062

8. 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,

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

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."

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

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 10/31/2024  
between Rex Allen ("Buyer")  
Buyer  
and Nathaniel W Erickson ("Seller")  
Seller Regine O Erickson  
Seller  
concerning 7473 Skagit View Drive 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.

Authenticated  
Rex Allen 10/31/24  
Buyer Date

[Signature] 10-16-24  
Seller Date

Buyer Date

[Signature] 10-16-24  
Seller Date