

**When recorded return to:**

Annagreta Bowen Davis and Craig Arthur Davis, Jr.  
1017 N Junett St  
Tacoma, WA 98406

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20250066

Jan 10 2025

Amount Paid \$22200.00  
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.: 620057860

CHICAGO TITLE

Le 20057860

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kevin L Russom, also shown of record as Kevin Russom, an unmarried person and Kari Lyn Maki, also shown of record as Kari L Russom and Kari Russom, an unmarried person, as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Annagreta Bowen Davis and Craig Arthur Davis, Jr., 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 7, CHUCKANUT VIEW SUBDIV.

Tax Parcel Number(s): P108581 / 4671-000-007-0000


Subject to:

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

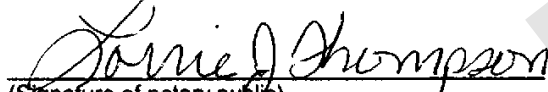
## STATUTORY WARRANTY DEED

(continued)

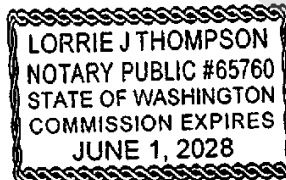
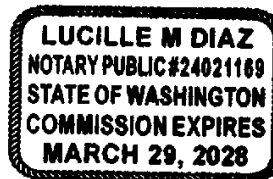
Dated: 1/10/25
  
 Kevin L Russom

  
 Kari Lyn Maki
State of WashingtonCounty of SKagitThis record was acknowledged before me on 1-10-25 by Kevin L Russom.


(Signature of notary public)

Notary Public in and for the State of WAMy appointment expires: 3-29-28State of WashingtonCounty of SKagitThis record was acknowledged before me on JANUARY 9, 2025 by Kari Lyn Maki.


(Signature of notary public)

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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P108581 / 4671-000-007-0000**

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LOT 7, CHUCKANUT VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGES 94 THROUGH 97, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Bloedel Donovan Timber Company  
Recording Date: September 24, 1937  
Recording No.: 294749

The Company makes no representations about the present ownership of these reserved and excepted interests.

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

Granted to: Skagit Valley Telephone Company, a Washington corporation  
Purpose: telephone lines  
Recording Date: April 18, 1957  
Recording No.: 550182  
Affects: as constructed

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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. 62-88:

Recording No: 8901120019

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

Granted to: Eldridge C. Deming, as his separate estate  
Purpose: A non-exclusive easement for ingress, egress, and utilities  
Recording Date: November 6, 1990  
Recording No.: 9011060079  
Affects: A 60 foot wide strip, the location of which is not disclosed

5. Terms and conditions of instrument recorded on September 14, 1994 under Recording No. 9409140078.

6. 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,

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

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: April 3, 1996  
Recording No.: 9604030028

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 18, 1996  
Recording No.: 9607180009

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 15, 1996  
Recording No.: 9610150031

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 14, 1997  
Recording No.: 9708140048

7. 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: Chuckanut View Estates Homeowners' Association  
Recording Date: April 3, 1996  
Recording No.: 9604030028

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Chuckanut View Subdivision, recorded in Volume 16 of Plats, Pages 94 through 97:

Recording No: 9604030024

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

10. 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

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

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."

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

Authentisign ID: 806045302251 | 8025700228098057

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 December 02, 2024


between Annagreta Davis ("Buyer")  
Buyer  
and Kevin Russum ("Seller")  
Seller  
concerning 5398 Island View Way ("the Property")  
Address City State Zip  
Bow WA 98232  
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.

Authentic  **Annagreta Davis** 12/02/2024  
Buyer Date

Authenticator: CRISTIAN 12/02/2024

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Authentic  
Kevin Russom  
12/04/24

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Seller Date

Authenticity: Kari Maki 12/04/24  
Seller \_\_\_\_\_ Date \_\_\_\_\_