

202504230049

04/23/2025 01:43 PM Pages: 1 of 7 Fees: \$309.50  
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251210

Apr 23 2025

Amount Paid \$14706.20  
Skagit County Treasurer  
By Lena Thompson Deputy

**When recorded return to:**  
Terry Norris and Paula Norris  
14782 Beaver Lake Road  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620058397

**CHICAGO TITLE**

620058397

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kimberly Cayenne also known as Kimberly Bernard, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Terry Norris and Paula Norris, 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 1, SKAGIT COUNTY SHORT CARD NO. PL-19-0188, REC NO. 202001140094, BEING PTN NW 1/4 SEC 19-34-5E, W.M.

Tax Parcel Number(s): P135100 / 340519-2-001-0109

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 04/21/2025Kimberly Cayenne  
Kimberly CayenneState of WashingtonCounty of SnohomishThis record was acknowledged before me on 04/21/2025 by Kimberly Cayenne.Colleen T Blake  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 10/19/2027

COLLEEN T BLAKE  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210372  
COMMISSION EXPIRES 10/19/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P135100 / 340519-2-001-0109**

LOT 1, SKAGIT COUNTY SHORT CARD NO. PL-19-0188, ACCORDING TO THE MAP RECORDED JANUARY 14, 2020 UNDER AUDITORS FILE NO. 202001140094, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 5 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 set forth in a document:

In favor of: Drainage District No. 21 of Skagit County  
 Purpose: Right to enter upon, construct, operate, maintain, repair, rebuild and patrol a channel to carry the East fork of Nookachamps creek, drainage ditches, embankments and any and all drainage and flood control works and structures  
 Recording No.: 407106  
 Affects: A portion of said premises and other property

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

In favor of: Pacific Natural Gas Company, a Washington corporation  
 Purpose: For the construction, maintenance, inspection, operation, protection, repair, replacing, alteration or removal of a pipeline or pipelines for the transportation of gas  
 Recording No.: 544590  
 Affects: A portion of said premises and other property

3. Notice of moratorium on non-forestry use of land

Recorded: February 20, 2004  
 Recording No.: 200402200052

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: 200510280206

5. Skagit County Planning & Development Services lot of record certification, and the terms and conditions thereof:

Recording Date: April 10, 2019  
 Recording No.: 201904100029

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.  
 Purpose: Transmission, distribution and sale of electricity  
 Recording Date: September 3, 2019

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

Recording No.: 201909030079

7. Title Notification - Special Flood Hazard Area, and the terms and conditions thereof:

Recording Date: November 22, 2019

Recording No.: 201911220098

8. 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 Skagit County Short Card No. PL-19-0188:

Recording No: 202001140094

9. Skagit County Planning & Development Services, Plat Lot of Record Certification

Recording Date: January 14, 2020

Recording No.: 202001140095

10. Grant Deed of Conservation Easement, Natural Resource Land Easement, and the terms and conditions thereof:

Recording Date: January 14, 2020

Recording No.: 202001140096

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County, a political subdivision of the State of Washington

Purpose: Protected critical area easement

Recording Date: January 14, 2020

Recording No.: 202001140097

12. Skagit County Planning & Development Services, Plat Lot of Record Certification

Recording Date: January 22, 2020

Recording No.: 202001220057

13. 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.

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

14. 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."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. 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 March 11, 2025

between Terry Norris Paula Norris ("Buyer")  
Buyer Buyer  
and Kimberly Bernard ("Seller")  
Seller Seller  
concerning 14782 Beaver Lake Road Mount Vernon WA 98273 (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.

Terry Norris 3-11-25  
Buyer Date

Paula Norris 3-11-25  
Buyer Date

Kimberly Bernard 03/12/25 KC  
Seller Date  
03/05/2025 04/21/2025  
Seller Date