

202505220063

05/22/2025 01:36 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Spencer Donaldson and Janelle Donaldson
18287 Peter Johnson Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251569

May 22 2025

Amount Paid \$15525.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620058826

CHICAGO TITLE
620058826

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jessica R. Kraght and Joshua W. Kraght, 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 Spencer Donaldson and Janelle Donaldson, a married couple

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

LOT 1, SKAGIT COUNTY SHORT PLAT NO. PL 05-0126, RECORDED OCTOBER 12, 2005,
UNDER AUDITOR'S FILE NO. 200510120073, RECORDS OF SKAGIT COUNTY,
WASHINGTON, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 7, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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


Tax Parcel Number(s): P123795/ 330407-3-002-0100


Subject to:

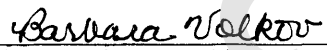
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: 5/20/25

Jessica R. Kraght

Joshua W. KraghtState of WACounty of WhatcomThis record was acknowledged before me on 5/20/2025 by Jessica R. Kraght
and Joshua W. Kraght.

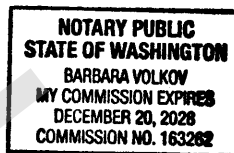
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 12/20/2028

EXHIBIT "A"

Exceptions

1. 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 Plat PL 05-0126:

Recording No: 200510120073
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: October 29, 1987
Recording No: 8710290059, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Ingress and egress over property
3. Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;

Recorded: October 24, 2003
Recording No: 200310240096, records of Skagit County, Washington
4. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands;

Recorded: October 24, 2003
Recording No: 200310240095, records of Skagit County, Washington
5. Title Notification Special Flood Hazard Area including the terms, covenants and provisions thereof

Recording Date: July 23, 2010
Recording No.: 201007230082
6. Title Notification including the terms, covenants and provisions thereof

Recording Date: July 23, 2010
Recording No.: 201007230083
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:

EXHIBIT "A"Exceptions
(continued)

"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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. 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 April 12, 2025
between Spencer Donaldson Janelle Donaldson ("Buyer")
Buyer Buyer
and Joshua Kraght Jessica Kraght ("Seller")
Seller Seller
concerning 18287 Peter Johnson 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.

Authentication
Spencer Donaldson 04/12/2025
Buyer Date

Authentication
Janelle Donaldson 04/12/2025
Buyer Date

Authentication
Joshua Kraght 04/12/25
Seller Date

Authentication
Jessica Kraght 04/12/25
Seller Date