

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251815

Jun 12 2025

Amount Paid \$10790.20  
Skagit County Treasurer  
By Lena Thompson Deputy

**When recorded return to:**  
Ronald Brown and Laurie Brown  
12770 Eagle Drive  
Burlington, WA 98233

**CHICAGO TITLE**

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620058865

**CHICAGO TITLE CO.**

*1020058865*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joseph R. Bailey, Personal Representative of Estate of Steven A Omdal  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Ronald Brown and Laurie Brown, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 14, BLOCK 2, COUNTRY CLUB ADDITION NO. 6, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 11 OF PLATS, PAGES 42 AND 43, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P79515 / 4339-002-014-0004

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 06/10/2025

Estate of Steven A Omdal

BY: Joseph R. Bailey  
Joseph R. Bailey  
Personal Representative

State of Washington

County of Snohomish

This record was acknowledged before me on 06/10/2025 by Joseph R. Bailey as  
Personal Representative of Joseph R. Bailey, Personal Representative of Estate of Steven A Omdal.

Taylor K. Samuel  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 10/23/2027

TAYLOR K SAMUEL  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 23035522  
COMMISSION EXPIRES 10/23/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT "A"**  
Exceptions

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

Granted to: Puget Sound Power & Light Company  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: April 2, 1971  
 Recording No.: 750497  
 Affects: A right of way 5 feet in width being 2.5 feet on across the Southeast quarter of the Southwest quarter of Section 2, Township 34 North, Range 3 East of the Willamette Meridian  
 Affects: Said premises and other properties

2. 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 Plat of Country Club Addition No. 6:

Recording No: 836443

3. 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 6, 1976  
 Recording No.: 838525

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 26, 1988  
 Recording No.: 8809260009

Said instrument is a re-record of Recording No. 8809140003.

Notice with regards to Architectural Control Committee

Recording Date: September 13, 1988  
 Recording No.: 8809130017

Notice with regards to Architectural Control Committee

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: December 15, 1992  
Recording No.: 9212150052

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

Executed By: Dujardin Custom Homes, Inc., a Washington corporation and Marvel Construction, Inc., a Washington corporation, and First Federal Savings and Loan Association  
Recording Date: March 25, 1977  
Recording No.: 853302

5. Notice Acknowledgement and Waiver Airport and Aircraft Operations and Noise Disclosure Skagit Regional Airport Environs and the terms and conditions thereof:

Recording Date: May 8, 2023  
Recording No.: 202305080070

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

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."  
Recording Date: May 8, 2023  
Recording No: 202305080071  
Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

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

Recording Date: September 5, 2023  
Recording No.: 202309050075

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

**EXHIBIT "A"**Exceptions  
(continued)

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."

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.