

When recorded return to:

Tyler James Elliott
21430 Bluejay Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251920

Jun 20 2025

Amount Paid \$15080.00
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.: 620059127

CHICAGO TITLE CO.

620059127

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barry R. Verrall and Sherry L. Verrall, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Tyler James Elliott, an unmarried person and Elisa J Strong, 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 22, PLAT OF CEDAR RIDGE ESTATES DIV. NO. 1

Tax Parcel Number(s): P105721 / 4622-000-022-0001

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

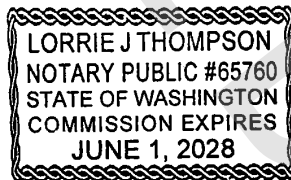
Dated: 06/18/2025Barry R Verrall
Barry R. VerrallSherry L. Verrall
Sherry L. VerrallState of Washington
County of SnohomishThis record was acknowledged before me on 6-18-2025 by Barry R. Verrall and Sherry L. Verrall.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P105721 / 4622-000-022-0001

LOT 22, PLAT OF CEDAR RIDGE ESTATES DIV. NO. 1, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 15 OF PLATS, PAGES 147 THROUGH 152, INCLUSIVE, RECORDS OF
SKAGIT COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

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 the Plat of Cedar Estates Div. 1:

Recording No: 9402040035

2. Easement, including the terms and conditions thereof, disclosed by instrument;

Recording Date: May 28, 1918

Recording No.: 126981

In favor of: English Lumber Company, a Washington corporation

For: Road right-of-way

Affects: 40 feet in width following the line of the English Lumber Company's

Railroad

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: April 11, 1963

Recording No.: 634405

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line

4. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: October 26, 1992

Recording No.: 9210260023

In favor of: Puget Sound Power and Light Company

For: Electric transmission and/or distribution line

5. Reservations and recitals contained in the Deed as set forth below:

Recording Date: January 15, 1920

Recording No.: 138448

No determination has been made as to the current ownership or other matters affecting said reservations.

6. Reservations and recitals contained in the Deed as set forth below:

EXHIBIT "B"

Exceptions
(continued)

Recording Date: November 20, 1913
Recording No.: 99359

No determination has been made as to the current ownership or other matters affecting said reservations.

7. Reservations and recitals contained in the Deed as set forth below:

Recording Date: August 31, 1905
Recording No.: 53375

No determination has been made as to the current ownership or other matters affecting said reservations.

8. 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: December 23, 1993
Recording No.: 9312230074

9. 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: Cedar Ridge Homeowner's Association
Recording Date: December 23, 1993
Recording No.: 9312230074

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 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.

EXHIBIT "B"Exceptions
(continued)

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. 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 _____
between _____ ("Buyer")
and _____ ("Seller")
concerning _____ (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.

Tyler J Elliott 05/12/2025
Buyer Date

Elisa J Strong 05/12/2025
Buyer Date

Bruce L. Verrall 3/31/25
Seller Date

Sherry L. Verrall 3/31/25
Seller Date