

When recorded return to:

Tyler Vanderpol and Christiane Vanderpol
14773 Avon Allen Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252086

Jul 03 2025

Amount Paid \$17572.00

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.: 620059333

CHICAGO TITLE CO.

620059333

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert E Dean, Jr. and Billie J Dean, 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 Vanderpol and Christiane Vanderpol, 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.)

PTN N 1/2 SW 1/4 SW 1/4 SEC 13-34-3E, W.M

Tax Parcel Number(s): P21822 / 340313-3-009-0106

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

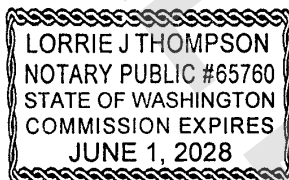
Dated: 7-3-25Robert E Dean Jr.
Robert E Dean, Jr.Billie J Dean
Billie J DeanState of WashingtonCounty of SKagitThis record was acknowledged before me on 7-3-2025 by Robert E Dean, Jr. and Billie J Dean.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P21822 / 340313-3-009-0106

That portion of the North ½ of the Southwest ¼ of the Southwest ¼ of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the North line of said subdivision and the Easterly right of way margin of Avon Allen Road (being a point 20.0 feet East of and parallel with the West line of said subdivision); thence South 0°04'23" West along said Easterly right of way margin parallel with the West line of said subdivision for a distance of 155.27 feet;
thence North 89°14'08" East for a distance of 247.26 feet;
thence South 87°52'03" East for a distance of 820.68 feet, more or less, to a point 2.0 feet West of an existing North-South fence line;
thence North 0°50'57" East parallel with and 2.0 feet Westerly of said fence line for a distance of 197.45 feet, more or less, to the North line of said North ½ of the Southwest ¼ of the Southwest ¼ of Section 13, at a point bearing North 89°12'04" East from the point of beginning;
thence South 89°12'04" West along said North line for a distance of 1,070.18 feet, more or less, to the point of beginning.

(Also known as Tract A of unrecorded Short Plat No. 10-72)

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 Short Plat No. 10-72:

Recording No: Unrecorded
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 Survey:

Recording No: 201311260029
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: February 22, 1972
Recording No.: 764399
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: 9611130056
5. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: November 1, 2013
Recording No.: 201311010047
6. Any question arising from the fact that the premises are described by reference to

EXHIBIT "B"Exceptions
(continued)

impermanent monument, said monument being a fence.

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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 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. 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 June 2, 2025
between Tyler Vanderpol Christiane Vanderpol ("Buyer")
Buyer Buyer
and Robert E Dean Billie J Dean ("Seller")
Seller Seller
concerning 14773 Avon Allen Rd 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.

Authenti
Tyler Vanderpol 05/02/2025
Buyer Date
Authenti
Christiane Vanderpol 05/02/2025
Buyer Date

Robert E Dean 6/3/25
Seller Date
Billie J Dean 6-3-25
Seller Date