

202508200010

08/20/2025 08:49 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Joshua D Larson and Anastasia M Bernhard
9520 Avon Allen Road
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252682

Aug 20 2025

Amount Paid \$15382.60
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.: 620059248

CHICAGO TITLE CO.

1120059248

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dean Hayes and Suzanne Hayes, 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 Joshua D Larson and Anastasia M Bernhard, husband and wife

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

THE SOUTH 106 FEET OF THE FOLLOWING DESCRIBED TRACT:

THE EAST 170.4 FEET AS MEASURED ALONG THE NORTH LINE AND 166.8 FEET AS
MEASURED ALONG THE SOUTH LINE OF THE NORTH 212 FEET OF TRACT 5 IN L.W.L.
CO'S SAMISH RIVER ACREAGE, PLAT NO. 1, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 3 OF PLATS, PAGE 69, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

ALSO KNOWN AS TRACT B OF SKAGIT COUNTY SHORT PLAT NO. 25-72, APPROVED MAY
16, 1972.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P68613 / 3989-001-005-0200

STATUTORY WARRANTY DEED
(continued)

Subject to:

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

Dated: 8-15-25

Dean Hayes
Dean Hayes

Suzanne Hayes
Suzanne Hayes

State of Washington

County of Skagit

This record was acknowledged before me on 8-15-25 by Dean Hayes and Suzanne Hayes.

Teresa D. Barnes

(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 5/29/27

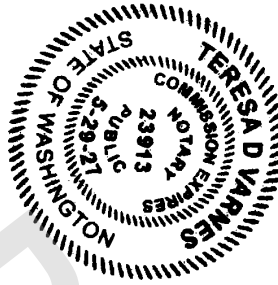


EXHIBIT "A"

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 the Plat of L.W.L Co's SamishRiver Acreage Plat No. 1:

Recording No: Volume 3 Page 69

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 Skagit County Short Plat No. 25-72.

3. Title Notification, and the terms and conditions thereof:

Recording Date: June 2, 2005
Recording No.: 200506020072

4. 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."

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "A"

Exceptions
(continued)

6. 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 July 12, 2025

between Joshua D. Larson Anastasia M. Bernhard ("Buyer")
Buyer Buyer
and Dean Hayes Suzanne Hayes ("Seller")
Seller Seller
concerning 9520 Avon Allen Road Bow WA 98232 (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
Joshua D. Larson 07/12/2025
Buyer Date
Authentication
Anastasia M. Bernhard 07/12/2025
Buyer Date

Authentication
Dean Hayes 07/13/25
Seller Date
Authentication
Suzanne Hayes 07/13/25
Seller Date