

When recorded return to:

Deanna Van Notric and Joseph Van Notric
8368 Birdsvie Meadows Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252713

Aug 21 2025

Amount Paid \$16450.60
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

CHICAGO TITLE

020089544

Escrow No.: 620059544

STATUTORY WARRANTY DEED

THE GRANTOR(S) Diane E. Hardan, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Deanna Van Notric and Joseph Van Notric, a married couple and Collin Van Notric and Allison Van Notric, a married couple and Cameron Van Notric, 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 5, PLAT OF BIRDSVIEW MEADOWS

Tax Parcel Number(s): P114351 / 4730-000-005-0000

Subject to:

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

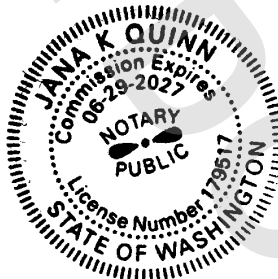
STATUTORY WARRANTY DEED
(continued)Dated: August 15, 2025Diane E. Hardan
Diane E. HardanState of WashingtonCounty of SkagitThis record was acknowledged before me on August 15, 2025 by Diane E. Hardan.Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P114351 / 4730-000-005-0000

LOT 5, PLAT OF BIRDSVIEW MEADOWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGES 56 THROUGH 58, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Granted to:	Pacific Northwest Traction Company, a Corporation
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	May 25, 1915
Recording No.:	96744
Affects:	A portion of the subject property
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Julia Tozer McCuish and Daniel J. McCuish, her husband
Purpose:	Construct, maintain and operate logging or other roads or ways as may be reasonably necessary in order to enable the said grantors to cut and remove the timber from the said lands
Recording Date:	August 3, 1918
Recording No.:	127187
Affects:	Includes other property
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	David Tozer
Purpose:	Right to construct, maintain and operate logging roads or ways
Recording Date:	August 23, 1918
Recording No.:	127185
Affects:	Includes other property
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Pacific Northwest Traction Company, a Corporation
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	November 9, 1912
Recording No.:	93678
5. Rights to construct, maintain and operate such logging or other roads or ways over and across a portion of the premises under search in order to permit the owners of adjacent lands to cut and remove timber as reserved in Deeds, recorded under Recording No. 127185 and Recording No. 127187, in Volume 111 of Deeds, page 82 and 111 of Deeds, page 89, respectively.
6. Agreement and the terms and conditions thereof:

EXHIBIT "B"

Exceptions
(continued)

Executed by: Ethel Russell, a single woman and Wilfred G. Richmyer, a single man
Recording Date: May 27, 1998
Recording No.: 9805270108
Providing: Easement Agreement

7. Agreement and the terms and conditions thereof:

Executed by: Wilfred G. Richmyer and Ethel Russell
Recording Date: May 27, 1998
Recording No.: 9805270109
Providing: Boundary line

8. Title notification and the terms and conditions thereof;

Recorded: April 14, 1999
Auditor's No.: 9904140055, records of Skagit County, Washington
Providing: Natural Resource Lands

9. 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 Birdsvew Meadows:

Recording No: 9903240124

10. 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: May 24, 1999
Recording No.: 9903240125

11. 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: Birdsvew Meadows Homeowners Association
Recording Date: May 24, 1999
Recording No.: 9903240125

EXHIBIT "B"Exceptions
(continued)

12. Right, title, and interest of owners of property adjoining on the West to that portion of said premises lying East of the fence running North to South, approximately 12 feet West of the northwest corner of the Southwest Quarter of the Southwest Quarter of Section 15, Township 35 North, Range 7 East of the Willamette Meridian and 12 feet West of the Southwest quarter corner of said Lot 8(Southwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 7 East of the Willamette Meridian) as delineated on the face of said plat.
13. 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."
14. City, county or local improvement district assessments, if any.