202204010135
04/01/2022 03:12 PM Pages: 1 of 4 Fees: $206.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Gregory Heaston
19463 Oakleaf Lane
Sedro Woolley WA 98292

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title Company
620050998

Escrow No.: 245449443

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark W. Shenk, an unmarried man

for and in consideration of Ten And No/100 Dollars ($10.00) and other good and valuable consideration
in hand paid, conveys, and warrants to Gregory Heaston, an unmarried person

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

LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. PL04-0131, RECORDED JULY 20, 2006 UNDER AUDITOR'S FILE NO. 200607200045, 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): P125041/36040820080100,

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20221353
Apr 01 2022
Amount Paid $11564.99
Skagit County Treasurer
By Lena Thompson Deputy

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STATUTORY WARRANTY DEED
(continued)

Dated: March 24, 2022

Mark W. Shenk

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Mark W. Shenk is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.
Dated: March 30, 2022

Name: Robert Russell Kihm
Notary Public in and for the State of WA.
Residing at: Bellingham
My appointment expires: 8/31/23

ROBERT RUSSELL KIHM
Notary Public
State of Washington
Commission # 180022
My Comm. Expires Aug 31, 2023

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STATUTORY WARRANTY DEED
(continued)

Subject to:

1. 1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 24, 2004
Recording No.: 200408240070
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. PL04-0131:
Recording No: 200607200045
3. Private Roadway Maintenance Agreement, and the terms and conditions thereof:
Recorded: July 20, 2000
Auditor's File No.: 200607200046
Modification(s) of said Private Road Maintenance Agreement
Recording Date: November 18, 2009
Recording No.: 200911180004
4. Well Protection Easement, and the terms and conditions thereof:
Recording Date: July 20, 2006
Recording No.: 200607200047
5. Protected Critical Area Easement (PCA), and the terms and conditions thereof:
Recording Date: July 20, 2006
Recording No.: 200607200048
6. Record of Lot Certification, and the terms and conditions thereof:
Recording Date: July 20, 2006
Recording No.: 200607200049
7. Covenants, conditions and restrictions 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: November 18, 2009
Recording No.: 200911180003
8. City, county or local improvement district assessments, if any.
9. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit

STATUTORY WARRANTY DEED
(continued)

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.

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