202412120049
12/12/2024 01:33 PM Pages: 1 of 5 Fees: $307.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Caleb Brigham and Chloe Bowen
39850 Willard Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243242
Dec 12 2024
Amount Paid $7205.00
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

CHICAGO TITLE CO.
620057711

Escrow No.: 620057711

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory J. Black and Cheyenne M. Airhart, a married couple

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys and warrants to Caleb Brigham and Chloe Bowen, a married couple

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

LOT 11, PLAT OF WILLARD ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23, 1999, UNDER AUDITOR'S FILE NO. 199912230062, 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): P116236 / 4747-000-011-0000

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: 12-06-2024

Gregory J. Black

Cheyenne M. Airhart

State of Oregon
County of Lane
This record was acknowledged before me on 12-06-2024 by Gregory J. Black and Cheyenne M. Airhart.

(Signature of notary public)
Notary Public in and for the State of Oregon
My commission expires: July 15, 2028

OFFICIAL STAMP
Laurie Kristine Jenkinson
NOTARY PUBLIC - OREGON
COMMISSION NO. 1049954
MY COMMISSION EXPIRES July 15, 2028

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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 Willard Estates:

   Recording No: 199912230062

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

   Granted to: Puget Sound Energy, Inc., a Washington corporation
   Purpose: Electric transmission and/or distribution line
   Recording Date: April 20, 1999
   Recording No.: 9904200136

3. Road Variance PL98-0104.ORD, including the terms, covenants and provisions thereof

   Recording Date: August 17, 1998
   Recording No.: 9808170133

   Reconsideration recorded under Recording No.: 9810120109

4. Agreement regarding landscaping, including the terms, covenants and provisions thereof

   Recording Date: December 23, 1999
   Recording No.: 9912230064

5. 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: 9102040045

6. Low flow mitigation summary, including the terms, covenants and provisions thereof

   Recording Date: February 22, 2000
   Recording No.: 200002220104

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EXHIBIT "A"

Exceptions
(continued)

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: December 23, 1999
   Recording No.: 9912230063

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants and provisions thereof

   Recording Date: December 23, 1999
   Recording No.: 9912230063

9. Low flow mitigation summary, including the terms, covenants and provisions thereof

   Recording Date: August 24, 2000
   Recording No.: 200008240071

10. Title notification, including the terms, covenants and provisions thereof

    Recording Date: March 23, 2004
    Recording No.: 200403230100

11. Surface Water Source Limited Mitigation Summary and the terms and conditions thereof:

    Recording Date: April 25, 2022
    Recording No.: 202204250020

12. Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:

    Recording Date: June 27, 2022
    Recording No.: 202206270097

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

14. City, county or local improvement district assessments, if any.

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John L. Scott
REAL ESTATE

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 11/16/24

between Caleb Brigham (Buyer) Chloe Bowen (Buyer) ("Buyer")

and Gregory J Black (Seller) Cheyenne M Airhart (Seller) ("Seller")

concerning 39850 Willard Ln (Address) Concrete (City) WA 98237 (State Zip) (the "Property")

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.

Caleb Brigham 11/16/24
Buyer Date

Chloe Bowen 11/16/24
Buyer Date

Gregory J Black 12-06-2024
Gregory J Black 11/08/2024
Seller Date

Cheyenne M Airhart 12-06-2024
Cheyenne M Airhart 11/07/2024
Seller Date