202610260038
10/26/2026 01:04 PM Pages: 1 of 6 Fees: $308.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Audrea M Woll
31016 W Main St
Lyman, WA 98263

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20263521
Oct 26 2026
Amount Paid $8494.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Chicago Title
620062666

Escrow No.: 620062666

STATUTORY WARRANTY DEED

THE GRANTOR(S) Braden Bacon and Judy Bacon, 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 Audrea M Woll, 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. 1, PLAT OF WESTPARK, REC NO. 200105310140, SVY 200301070082

Tax Parcel Number(s): P118083/4778-000-001-0000

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: October 22, 2026

Braden Bacon

Judy Bacon

State of Washington
County of Skagit
This record was acknowledged before me on 10/22/2026 by Braden Bacon and Judy Bacon.

(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027

Jana K Quinn
MY COMM. EXP. 06/29/2027
NOTARY
PUBLIC
COMM. #179517
STATE OF WASHINGTON

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P118083/4778-000-001-0000

LOT 1, PLAT OF WESTPARK, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 2001, UNDER AUDITOR'S FILE NO. 200105310140 AND AMENDED BY AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED JANUARY 7, 2003, UNDER AUDITOR'S FILE NO. 200301070082, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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EXHIBIT "B"
Exceptions

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: December 4, 2000
   Recording No.: 200012040111
   Affects: Portion of said premises

2. Agreement, including the terms and conditions thereof; entered into:

   By: James and Terry Cook
   And Between: Town of Lyman
   Recorded: May 31, 2001
   Auditor's No.: 200105310139, records of Skagit County, Washington
   Providing: Domestic water with related covenants and agreements
   Affects: All of plat

3. 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 Westpark:

   Recording No: 200105310140

   Affidavit of Minor Correction:

   Recording Date: January 7, 2003
   Recording No.: 200301070082

4. 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: March 22, 2002
   Recording No.: 200203220066

5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

EXHIBIT "B"

Exceptions
(*continued*)

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."

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

7. Assessments, if any, levied by Lyman.

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

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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 **September 29, 2026**

between **Audrea M. Wall** (Buyer) **Buyer** ("Buyer")

and **Braden Bacon** (Seller) **Judy Bacon** (Seller) ("Seller")

concerning **31016 W. Main Street** (Address) **lyman** (City) **WA** (State) **98284** (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.

Audrea Wall 9/30/26		AuthentiSIGN Braden Bacon 09/30/26	
Buyer	Date	Seller	Date
		AuthentiSIGN Judy Bacon 09/30/26	
Buyer	Date	Seller	Date