



201905020033

05/02/2019 11:05 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

When recorded return to:
Devan Bagley and Kara Beth Bagley
7792 Renic Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 1636
MAY 02 2019

Amount Paid \$ 11041.00
Skagit Co. Treasurer

By *BS* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.
620037406

Escrow No.: 620037406

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rachel Nyberg, Unmarried as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Devan Bagley and Kara Beth Bagley, a married couple

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

Lot 22, Elk Haven Estates as recorded August 6, 2002, under Auditor's File No. 200208060083 records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P119401 / 4797-000-022-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

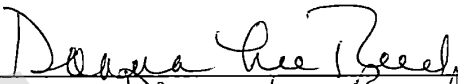
Dated: April 28, 2019


Rachel Nyberg

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Rachel Nyberg is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/1/19


Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

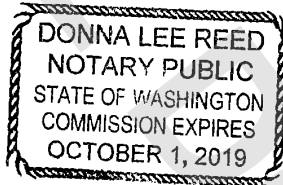


EXHIBIT "A"
Exceptions

1. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 107496, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

2. Reservations in Deed conveying the Southwest 1/4 of Section 9, Township 35 North, Range 5 East, W.M., from Glacier Park Company, a Corporation, dated July 17, 1945, filed August 23, 1945, under Auditor's File No. 382733, and recorded in Volume 203 of Deeds, Page 15, substantially as follows:

"EXCEPTING and RESERVING unto the Grantor, its successors and assigns forever, all minerals of any nature whatsoever, including but not limited to, coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring and mining or otherwise extracting and carrying away the same."

The interest of Glacier Park Company as to all geothermal heat and all ores and minerals of any nature whatsoever, was conveyed to Meridian Land and Mineral Company, a Montana Corporation, by Deed recorded April 10, 1984, under Auditor's File No. 8404100073.

The interest of Glacier Park Company as to all oil, gas, other hydrocarbons and associated minerals, was conveyed to Milestone Petroleum, Inc., a Delaware Corporation, by Deed recorded April 10, 1984, under Auditor's File No. 8404100074.

We have made no determination as to the current ownership of said reservation.

3. EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA TO:
 - a.) Construct, maintain, repair, rebuild, operate and patrol one line of electric transmission structures, 150 feet in width; and
 - b.) The right to fell, limb and top all trees, brush and snags within 29 feet of any conductor, and
 - c.) To improve, use and maintain an existing roadway, 20 feet in width, all as contained in Declaration of Taking, filed in United States District Court Cause No. 347-73C2.

4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

EXHIBIT "A"Exceptions
(continued)

Grantee: Puget Sound Energy, Inc.
 Dated: July 12, 1999
 Recorded: August 12, 1999
 Auditor's No: 199908120015
 Purpose: ". . . utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
 Area Affected:

The Southwest 1/4 of Section 9, Township 35 North, Range 5 East, W.M., and that portion of the North 1/2 of the Northwest 1/4 of Section 16, Township 35 North, Range 5 East, W.M., lying Northerly of State Highway 17A, as conveyed to the State of Washington for highway purposes by Deed recorded March 26, 1948, under Auditor's File No. 416167.

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **ELK HAVEN ESTATES:**

Recording No: 200208060083

6. Covenants, conditions, restrictions, assessments 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: August 6, 2002
 Recording No.: 200208060084

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 22, 2006 and July 9, 2009
 Recording No.: 200602220047 and 200907090089

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

EXHIBIT "A"

Exceptions
(continued)

Recording Date: May 17, 2007
Recording No.: 200705170098

8. City, county or local improvement district assessments, if any.
9. Any tax, fee, assessment, or charges as may be levied by Elk Haven Community Association.

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Authentisign ID: 8B8E5F60-383A-41BC-856C-FD6193B5789D

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 March 04, 2019

between Devan Bagley Kara Beth Bagley ("Buyer")
Buyer Buyer
and Rachel Nyberg ("Seller")
Seller Seller
concerning 7792 Renic Drive Sedro Woolley WA 98284 (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.

Authentisign
Devan Bagley 03/04/2019
Buyer 2:56:31 PM PST Date

Authentisign
Rachel Nyberg 03/05/2019
Seller 9:41:27 PM PST Date

Authentisign
Kara Beth Bagley 03/04/2019
Buyer 3:01:21 PM PST Date

Seller Date