


When recorded return to:  
Brian A. Jones  
8217 Avery Lane  
Sedro Woolley, WA 98284

  
**201907250049**  
07/25/2019 11:27 AM Pages: 1 of 8 Fees: \$108.50  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038610

**CHICAGO TITLE**  
W20038610

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Rafael J. O'Connor, a married man as his 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 Brian A. Jones, an unmarried person and Samantha M.  
McDougle, 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.)

Lot(s): 12 AVERY LANE

Tax Parcel Number(s): P114987 / 4731-000-012-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 3104  
JUL 25 2019

Amount Paid \$ 8282.<sup>00</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 19, 2019

x Rafael O'Connor  
Rafael J. O'Connor

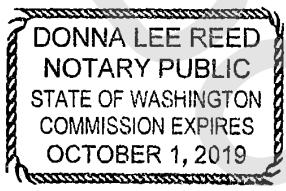
x Sidney R O'Conor  
Sidney O'Connor

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Rafael J. O'Connor and Sidney O'Connor are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/22/19

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P114987 / 4731-000-012-0000**

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PARCEL A:

Lot 12, PLAT OF AVERY LANE, according to the Plat thereof recorded in Volume 17 of Plats, pages 62 through 64, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

An easement for road and utilities, over and across Tract "A" (Corporate Road) and Avery Lane as shown on the face of Plat of Avery Lane, according to the Plat thereof recorded in Volume 17 of Plats, Pages 62 through 64, records of Skagit County, Washington.

Situated in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. Exceptions and reservations as contained in instrument;  
Recorded: June 22, 1946  
Auditor's No.: 393184, records of Skagit County, Washington  
Executed By: Pope & Talbot, Inc.  
As Follows: Subject, however, to reservations, if any, in Government grants and subject further to all easements, rights of way and privileges which have been heretofore sold or granted to or condemned or acquired by any municipality, person, firm, corporation or the public
  
2. Exceptions and reservations as contained in instrument;  
Recorded: November 30, 1943  
Auditor's No.: 367486, records of Skagit County, Washington  
Executed By: Pope & Talbot, Inc.  
As Follows: Subject, however, to reservations, if any, in government grants and subject further to all easements, rights of way and privileges which have been heretofore sold, or granted to or condemned or acquired by any municipality, person, firm, corporation or the public
  
3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
Recorded: October 22, 1985  
Auditor's No(s): 8510220045, records of Skagit County, Washington
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: D. David McMillan  
Purpose: Sanitary sewer transmission line and/or community drainfield and appurtenances  
Recording Date: April 4, 1990  
Recording No.: 9004040053  
Affects: The exterior 20 feet adjacent to Burlington Northern Railroad
  
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 SHORT PLAT NO. 93-020:  
  
Recording No: 9307130013

**EXHIBIT "B"**Exceptions  
(continued)

6. 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 PLAT OF AVERY LANE:

Recording No: 9905110004

Affidavit of Minor Correction of Survey

Recorded: June 3, 1999

Auditor's File No.: 9906030050

7. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recorded: May 11, 1999

Auditor's No(s): 9905110005, records of Skagit County, Washington

Executed By: Avery Lane P.U.D. Community Association

AMENDED by instrument(s):

Recorded: May 12, 1999 and March 14, 2000

Auditor's No(s): 9905120057 and 200003140042, records of Skagit County, Washington

8. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: May 11, 1999

Auditor's No(s): 9905110006, records of Skagit County, Washington

Executed By: Avery Lane P.U.D. Community Association

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 18, 2008

Recording No.: 200807180138

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: May 11, 1999

Auditor's No(s): 9905110006, records of Skagit County, Washington

Imposed By: Avery Lane P.U.D. Community Association

**EXHIBIT "B"**Exceptions  
(continued)

10. Agreement, including the terms and conditions thereof; entered into;  
By: The developer of the Plat of Avery Lane  
And Between: Each lot owner within the service area of Avery lane Division No. II  
Recorded: June 11, 2001  
Auditor's No.: 200106110144, records of Skagit County, Washington  
Providing: Avery Lane Division II Water Users Agreement
11. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;  
Recorded: April 30, 2001  
Auditor's No(s): 200104300084, records of Skagit County, Washington  
Executed By: Avery Lane Community Association  
As Follows: Water System
- AMENDED by instrument(s):  
Recorded: December 9, 2005  
Auditor's No(s): 200512090129 and 200512290001, records of Skagit County, Washington
12. City, county or local improvement district assessments, if any.
13. Reservations and recitals contained in the Deed as set forth below:  
Grantor: James F. Eidson and Angel M. Eidson, husband and wife  
Grantee: Rafael J. O'Connor, an unmarried individual  
Dated: July 7, 2013  
Recording Date: July 10, 2013  
Recording No.: 20130710
- Said document provides for, among other things, the following:  
Basic maintenance as delineated in said instrument.
14. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;  
Reserved by: James F. Eidson and Angel M. Eidson, husband and wife  
Purpose: Ingress, egress and utilities  
Recording Date: July 10, 2013  
Recording No.: 20130710  
Affects: As delineated in said instrument

**EXHIBIT "B"**

Exceptions  
(continued)

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by Avery Lane Community Association.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 5.28.19  
 between Brian Jones Samantha M McDougall ("Buyer")  
Buyer Buyer  
 and Rafael O'Connor ("Seller")  
USeller Seller  
 concerning 8217 Avery Ln 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.

Brian Jones 5/28/19  
Buyer Date  
Samantha M McDougall 5/28/2019  
Buyer Date

Authenticator [Signature] 05/30/2019  
Seller Date  
5/30/2019 1:55:28 PM PDT  
Seller Date