

When recorded return to:

Nicholas M. Johnson and Hollie A. Manier Johnson
11169 Walker Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1364
Mar 31 2021
Amount Paid \$14235.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 210090M

CHICAGO TITLE CO.
62-0046696

Statutory Warranty Deed

THE GRANTOR Regina L. O'Neill, an unmarried person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nicholas M. Johnson and Hollie A. Manier Johnson, a Married Couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot(s): Ptn. 6 and 7, McKenna & Elliott's 2nd

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P103523 / 4071-007-000-0000

Dated March 29, 2021

Regina L. O'Neill
Regina L. O'Neill

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Regina L. O'Neill

is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/30/2021 Shiloh M Penland

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/2023

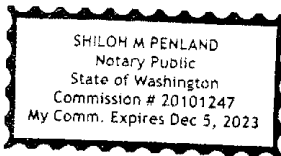


EXHIBIT A

That portion of the North 1/2 of Tracts 6, 7 and 8 of "Plat Of Bay View (McKenna And Elliot's 2nd Addition), Skagit County Washington", per plat recorded in Volume 3 of Plats at page 19, records of Skagit County, also being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 North, Range 3 East, Willamette Meridian, described as follows:

Commencing at the intersection of the South line of said Northwest 1/4 of the Northwest 1/4 with the East line of the West 20 feet of said Northwest 1/4; thence North 01° 09' 20" West parallel with the West line of said Northeast 1/4, a distance of 315.16 feet to the South line of the North 1/2 of said Tracts 6, 7 and 8, and the point of beginning of this description; thence North 89° 25' 11" East along the South line of the North 1/2 of said Tracts 6, 7 and 8, a distance of 350.00 feet; thence North 01° 09' 20" West, a distance of 250.00 feet; thence South 89° 25' 11" West, a distance of 350.00 feet to the East line of the West 20 feet of said Northwest 1/4; thence South 01° 9' 20" East along said West 20 feet a distance of 250.00 feet to the point of beginning of this description.

Situated in Skagit County, Washington.

Subject To:

Agreement regarding sandfilter Sewage System, including the terms, covenants and provisions thereof

Recording Date: February 28, 1994
Recording No.: 9402280099

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

Granted to: Puget Sound Power & Light Company
Purpose: underground electric transmission and/or distribution line
Recording Date: April 4, 1994
Recording No.: 9404040154

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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.: 9406170062

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 February 19, 2021
between Nicholas M Johnson Hollie A Manier Johnson ("Buyer")
Buyer Buyer
and Regina Oneill ("Seller")
Seller Seller
concerning 11169 Walker Rd Mount Vernon WA 98273 (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
Nicholas M Johnson 02/19/2021
Buyer 4:25:47 PM PST Date

Regina L. Oneill 3-30-2021
Authentisign
Regina L. Oneill 02/20/2021
Seller 6:31:07 PM PST Date

Authentisign
Hollie A. Manier Johnson 02/19/2021
Buyer 4:18:36 PM PST Date

Seller Date