

**When recorded return to:**  
Brian O'Dell and Sheila O'Dell  
10170 Cummings Dr  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620045884

**CHICAGO TITLE**  
620045884

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lisa Paulk, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Brian O'Dell and Sheila O'Dell, married couple

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.)

PTN OF LT 30, PLAT OF ROLLING RIDGE ESTATES NO. 1

Tax Parcel Number(s): P112787 / 3987-000-030-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2876

Jun 25 2021

Amount Paid \$853.00  
Skagit County Treasurer  
By Josie L Bear Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: June 21, 2021

Lisa Paulk  
Lisa Paulk

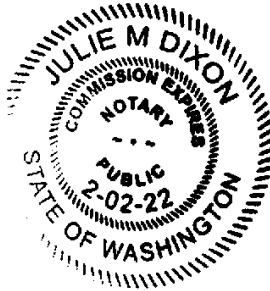
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

LISA Paulk  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 6/22/2021

Julie M Dixon  
Name: Julie M Dixon  
Notary Public in and for the State of Wash  
Residing at: Camano Island  
My appointment expires: 2/2/2022



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P112787 / 3987-000-030-0100**

THAT PORTION OF LOT 30, PLAT OF ROLLING RIDGE ESTATES NO. 1, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 4 AND 5, UNDER AUDITOR'S FILE NO. 674317, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 30;

THENCE NORTH 89°36'19" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 24.63 FEET TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE SOUTH 00°31'08" EAST, A DISTANCE OF 82.83 FEET;

THENCE SOUTH 43°57'57" WEST, A DISTANCE OF 72.44 FEET TO THE RIGHT OF WAY OF THE CUL DE SAC AS SHOWN ON SAID PLAT AND THE TERMINAL POINT OF THIS LINE DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Exceptions and reservations contained in Deed;

From: W.M. Lindsey and Emma D. Lindsey, husband and wife  
Recorded: July 6, 1903 and November 9, 2005  
Auditor's No.: 51 of Deeds Page 104 and Volume 60, page 492, records of Skagit  
County, Washington  
As Follows: Excepting and reserving from this conveyance all petroleum, gas, coal  
and other valuable minerals with right of entry to take and remove the  
same

2. 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 Rolling Ridge Estates No. 1, recorded in Volume 9 of Plats, Pages 4 and 5:

Recording No: 674317

3. Covenants, conditions, restrictions 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: March 18, 1968  
Recording No.: 711398

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: February 25, 2004  
Recording No.: 200402250060

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 25, 2004  
Recording No.: 200402250059

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

6. 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.