

**When recorded return to:**  
Vernon G. Nansel and Kathleen A. Nansel  
1500 East College Way Suite A 425  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4122

Sep 07 2021

Amount Paid \$9073.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620048931

**CHICAGO TITLE**  
020048931

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Barbara J. O'Neill, Jacqueline J. O'Neill and Daniel P. O'Neill, Co-trustees of the survivor's trust created under the Desmond and Barbara O'Neill Living Trust dated April 18, 1997

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Vernon G. Nansel and Kathleen A. Nansel, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 24, BIG FIR NORTH P. U. D. PHASE 1, ACCORDING TO THE PLAT THEREOF,  
RECORDED MARCH 23, 2007, UNDER AUDITOR'S FILE NO. 200703230073, RECORDS OF  
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P126007 / 4922-000-024-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 1, 2021

The Desmond and Barbara O'Neill Living Trust dated April 18, 1997

BY: *Barbara J O'Neill - Trustee*  
Barbara J O'Neill  
Trustee

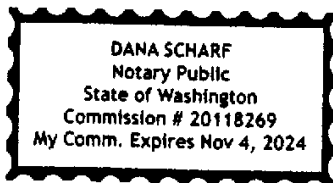
BY: *J O'Neill - trustee*  
Jacqueline J. O'Neill  
Trustee

BY: *Daniel P O'Neill - trustee*  
Daniel P. O'Neill  
Trustee

State of WA  
County of King

I certify that I know or have satisfactory evidence that Barbara J O'Neill, Jacqueline J O'Neill, and Daniel P. O'Neill as Trustees is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Co-Trustees of The Survivor's Trust created under the Desmond and Barbara O'Neill Living Trust dated April 18, 1997 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/2/21



*Dana Scharf*  
Name: Dana Scharf  
Notary Public in and for the State of WA  
Residing at: King County  
My appointment expires: 11-04-2024

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: December 29, 1978  
Recording No.: 893941  
Affects: As located and constructed
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to: The City of Mount Vernon  
Purpose: Drainage facilities  
Recording Date: January 15, 1980  
Recording No.: 8001150014  
Recording No.: 8001150015
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution system  
Recording Date: August 28, 2006  
Recording No.: 200608280130  
Affects: Said premises
4. Notice Model Homes are Subject to Removal and the terms and conditions thereof:  

Recording Date: November 30, 2006  
Recording No.: 200611300131
5. 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: February 15, 2007  
Recording No.: 200702150078
6. 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,

**EXHIBIT "A"****Exceptions  
(continued)**

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 Big Fir North P.U.D, Phase 1:

Recording No: 200703230073

7. 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 23, 2007

Recording No.: 200703230074

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 29, 2014

Recording No.: 201405290038

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:
- Imposed by: Big Fir Community Association  
Recording Date: March 23, 2007  
Recording No.: 200703230074
9. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Maddox Creek.
10. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Maddox Creek.
11. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
12. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

**EXHIBIT "A"**  
Exceptions  
(continued)

14. Assessments, if any, levied by City of Mount Vernon.
15. City, county or local improvement district assessments, if any.

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 August 13, 2001

between Vernon G. Nansel Kathleen A. Nansel ("Buyer")  
Buyer Buyer  
and O'Neill Survivors Trust Barbara J O'Neill Trustee ("Seller")  
Seller Seller  
concerning 1747 Grand Ave Mount Vernon WA 98274 (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.

Authentication: Vernon G. Nansel 08/15/2021  
Buyer 8:31:12 PM PDT Date

Authentication: Barbara J. O'Neill, Trustee 08/12/2021  
Seller 7:47:40 PM PDT Date

Authentication: Kathleen A. Nansel 08/15/2021  
Buyer 8:33:34 PM PDT Date

Seller Date