

**When recorded return to:**  
Vernon Dean Counsellor, II and BethAnna  
Counsellor  
22484 Grip Road  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620048880

**CHICAGO TITLE**  
620048880

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Morris M. Wolfe and Sandra S. Wolfe, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Vernon Dean Counsellor, II and BethAnna Counsellor, a 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.)

TR. 4, SKAGIT CO. SP NO. 20-80, BEING A PTN SE NE, SEC. 2-35-4E, W.M.

Tax Parcel Number(s): P35637 / 350402-1-005-0303

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4312

Sep 17 2021

Amount Paid \$9518.00

Skagit County Treasurer

By Josie Bear Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 8, 2021

*M. M. Wolfe*  
Morris M. Wolfe  
*Sandra S. Wolfe*  
Sandra S. Wolfe

State of Washington  
Skagit County of Skagit

I certify that I know or have satisfactory evidence that Morris M Wolfe and Sandra S Wolfe  
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: September 14, 2021

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

*Alysi Hudson*  
Name: Alysi Hudson  
Notary Public in, and for the State of WA  
Residing at: Arington  
My appointment expires: 03 01 2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P35637 / 350402-1-005-0303**

---

TRACT 4 OF SKAGIT COUNTY SHORT PLAT NO. 20-80 AS APPROVED APRIL 2, 1980, AND RECORDED APRIL 3, 1980, IN VOLUME 4 OF SHORT PLATS, PAGE 61, UNDER AUDITOR'S FILE NO. 8004030007, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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 Skagit County Short Plat No. 20-80:

Recording No: 8004030007

2. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: August 21, 2008  
Recording No.: 200808210054

3. Skagit County Planning & Development Services and the terms and conditions thereof:

Recording Date: January 2, 2009  
Recording No.: 200901020001

4. 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: 202105240174

5. 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 28, 2021  
between Vernon Counsellor BethAnna Counsellor ("Buyer")  
Buyer Seller  
and Morris Wolfe Sandra Wolfe ("Seller")  
Seller Seller  
concerning 22484 Grip Road 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.

 07/28/2021  
Date

 7/29/21  
Date

 07/28/2021  
Date

 7-29-21  
Date