

When recorded return to:
Terah D. Regan and Celeste Rivers
PO Box 358
La Conner, WA 98257

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620048385

Escrow No.: 620048385

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sandra Melville, as a separate estate as to Parcel A;

Melissa Engel-Melville, as a separate estate as to Parcel B;

AND Sandra G. Melville and Willard Roy Cutler and Melissa Engel-Melville, each as their separate estate, as to Parcel C

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Terah D. Regan and Celeste Rivers, 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.)

Lot(s): 4, 5, 6 and 7, Lone Tree

Tax Parcel Number(s): P67303 / 3948-000-004-0005, P67304 / 3948-000-005-0004, P67305 / 3948-000-006-0003, P67306 / 3948-000-007-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5179

Nov 10 2021

Amount Paid \$2405.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 5, 2021

Sandra G. Melville
Sandra G. Melville

Melissa Engel-Melville

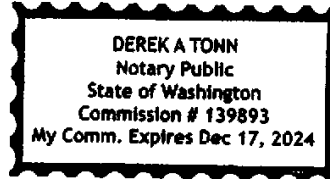
Willard Cutler

State of WA
County of Benton

This record was acknowledged before me on 11-8-2021 by
Sandra G. Melville

Derek A. Tonn
(Signature of notary public)

Notary Public in and for the State of WA
Residing at: Benton County
My commission expires: 12-17-2024



State of _____
County of _____

This record was acknowledged before me on _____ by

(Signature of notary public)

Notary Public in and for the State of _____
Residing at: _____
My commission expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: November 5, 2021

Sandra G. Melville
Melissa Engel-Melville
Melissa Engel-Melville

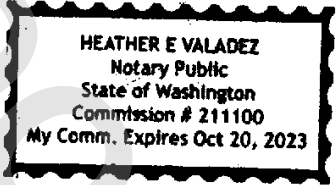
Willard Cutler

State of Washington
County of Benton

This record was acknowledged before me on 11-8-2021 by
Melissa Engel-Melville

Heather E Valdez
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Benton
My commission expires: 10-20-2023



State of _____
County of _____

This record was acknowledged before me on _____ by

(Signature of notary public)

Notary Public in and for the State of _____
Residing at: _____
My commission expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: November 5, 2021

Sandra G. Melville

Melissa Engel-Melville

Willard Cutler

Willard Cutler

State of _____
County of _____

This record was acknowledged before me on _____ by
_____.

(Signature of notary public)

Notary Public in and for the State of _____
Residing at: _____
My commission expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by
_____.

(Signature of notary public)

Notary Public in and for the State of _____
Residing at: _____
My commission expires: _____

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Pierce

This record was acknowledged before me on 11/8/2021 by
Willard Cutler

Dianne Hertz
(Signature of notary public)

Dianne Hertz
Notary Public in and for the State of Washington
Residing at: Federal Way, WA
My commission expires: 7/9/2025

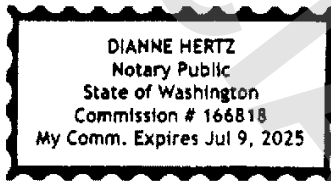


EXHIBIT "A"
Legal Description

**For APN/Parcel ID(s): P67303 / 3948-000-004-0005, P67304 / 3948-000-005-0004, P67305 /
3948-000-006-0003 and P67306 / 3948-000-007-0002**

Parcel A:

Tract 4, Lone Tree Tracts, according to the plat thereof, recorded in Volume 7 of Plats, page 1, records of Skagit County, State of Washington.

Situated in Skagit County, Washington.

Parcel B:

Tract 5, Lone Tree Tracts, according to the plat thereof, recorded in Volume 7 of Plats, page 1, records of Skagit County, State of Washington.

Situated in Skagit County, Washington.

Parcel C:

Tract 6 and 7, Lone Tree Tracts, according to the plat thereof, recorded in Volume 7 of Plats, page 1, records of Skagit County, State of Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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: Electric transmission and/or distribution line
Recording Date: March 5, 1937
Recording No.: 287337

2. 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 October 26, 2021
between Terah D Regan Celeste Rivers ("Buyer")
Buyer Buyer
and Sandra G Melville Willard Roy Cutler Melissa A Engel ("Seller")
Seller Seller
concerning Lots Lone Tree Rd La Conner WA 98257 (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.

Authenticat...
Terah D Regan 10/26/2021
Buyer 10/26/2021 1:04:00 PM PDT Date

Authenticat...
Sandra G Melville 06/24/2021
Seller 06/24/2021 5:48:32 PM PDT Date

Authenticat...
Celeste Rivers 10/26/2021
Buyer 10/26/2021 5:16:54 PM PDT Date

Authenticat...
Willard Roy Cutler 06/25/2021
Seller 06/25/2021 4:33:24 PM PDT Date

Authenticat...
Melissa A Engel 06/25/2021
Seller 06/25/2021 5:00:50 PM PDT Date