

When recorded return to:
Linda O'Meara
22871 Commercial Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1138

Mar 23 2022

Amount Paid \$6886.60
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title Company
620050868

Escrow No.: 245448888

STATUTORY WARRANTY DEED

THE GRANTOR(S) Travis Steven Heberlein and Jessica Marie Henry Heberlein, husband and wife for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Linda O'Meara, an unmarried person and Miranda Becktel, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Lot(s) 25 and 26, Block 17, "Town of McMurray, Skagit County, WASHINGTON," as per the plat recorded in Volume 2 of Plats, page 107, 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): P75133 / 4145-017-026-0002

Subject to:

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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

STATUTORY WARRANTY DEED

(continued)

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 Town McMurray:

Recording No: Volume 2, Page 107

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

Granted to: Puget Sound Power & Light Company, a Washington corporation

Purpose: An underground electric transmission and/or distribution system

Recording Date: June 19, 1990

Recording No.: 9006190082

Affects: Portion of said premises

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments,

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: 201608190111

4. 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,

STATUTORY WARRANTY DEED
(continued)

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."

Dated: March 11, 2022

Travis Steven Heberlein
Travis Steven Heberlein

Jessica Marie Heberlein
Jessica Marie Heberlein

State of WASHINGTON
County of ~~SKAGIT~~ Snohomish

I certify that I know or have satisfactory evidence that Travis Steven Heberlein and Jessica Marie Heberlein are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/21/2022
Sandra A. Brock
Name: Sandra A. Brock
Notary Public in and for the State of WA
Residing at: Mukilteo, WA
My appointment expires: May 13, 2024

