

When recorded return to:
Mark Ahm
P.O Box 41
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Chicago Title Company
620050562

Escrow No.: 620050562

STATUTORY WARRANTY DEED

THE GRANTOR(S) Vanessa I. Williams, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Mark Ahm, an unmarried person

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.)

LT 36, WILDERNESS VILLAGE DIV NO. 1

Tax Parcel Number(s): P78219\ 4208-000-036-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221276

Mar 31 2022

Amount Paid \$6405.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 25, 2022

Vanessa I. Williams
Vanessa I. Williams

State of Washington
County of Snohomish

This record was acknowledged before me on March 29 2022 by Vanessa I. Williams.

Alysia Hudson
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Arlington
My commission expires: 03-01-2024

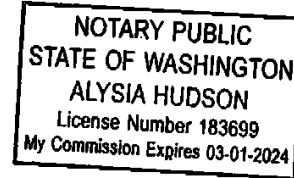


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P78219\ 4208-000-036-0000

LOT 36, WILDERNESS VILLAGE DIV NO. 1, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS,
PAGE 48, 49, 50 INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

In favor of: The Sound Timber Company, an Iowa corporation
Purpose: 30 foot road right-of-way
Recording Date: November 5, 1935
Recording No.: 273805
Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the
Willamette Meridian (being a portion of the underlying legal description of said plat)

2. 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 the Plat of Wilderness Village Div. No. 1

Recording No: 788213

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: July 20, 1973
Recording No.: 788214

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 7, 2004
Recording No.: 200409070165

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 5, 2005
Recording No.: 200505050063

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 23, 2007
Recording No.: 200707230123

EXHIBIT "B"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 5, 2018
Recording No.: 201803050117

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Wilderness Village Community Association
Recording Date: July 20, 1973
Recording No.: 788214

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

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 30, 1973
Recording No.: 793933
Affects: Portion of said premises

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.

EXHIBIT "B"

Exceptions
(continued)

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Skagit County Public Utility District No. 1.
10. Assessments, if any, levied by Wilderness Village Community Association.

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 January 17, 2022
between Mark Ahm ("Buyer")
Buyer Buyer
and Vanessa I Williams ("Seller")
Seller Seller
concerning 7428 Skagit View Dr Concrete WA 98237 (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.

Authenticity
Mark Ahm 01/17/2022
BY 7/28/22 1:28:43 PM PST Buyer Date

Vanessa Williams 1-18-22
Seller Date

Buyer Date

Seller Date