

**When recorded return to:**  
Jamie Wilkinson and Spencer Huso  
1483 Barrell Springs Road  
Bellingham, WA 98229

**STATUTORY WARRANTY DEED**

**LAND TITLE: 206263-LT**  
**Order No.: 22-6153WA**  
**Title Order No.: 22-6153WA**

THE GRANTOR(S)

Kimberly O'Neill, an unmarried person

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Jamie Wilkinson and Spencer Huso, a married couple

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

Lot 2, Short Card No. PL04-0465, approved March 15, 2005, recorded March 18, 2005, under Auditor's File No. 200503180147, records of Skagit County, Washington, being portion of the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 36 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

Tax Parcel No(s): P122569 and Property ID: 360312-1-008-0100

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222828

Jul 08 2022

Amount Paid \$12455.00  
Skagit County Treasurer  
By Lena Thompson, Deputy

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED IN SCHEDULE B, BELOW AND BY THIS REFERENCE MADE A PART HEREOF AND FULLY INCORPORATED HEREIN

1. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Massachusetts corporation Purpose: The right, privilege and authority to construct, erect, alter, improve, repair, operate and maintain an electric transmission and distribution line  
Area Affected: Along the CC Road extending from the West border to the East border of above tract  
Dated: June 4, 1956  
Recorded: June 13, 1956 Auditor's File No.: 537389

2. Protected Critical Area Site Plan and/or Easement and the terms and conditions thereof as recorded March 18, 2005 under Auditor's File No. 200503180146.

3. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: December 6, 2005 Auditor's File No.: 200512060071

4. CONDITIONAL AGREEMENT REGARDING ALTERNATIVE SEWAGE SYSTEM INSTALLATION, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County  
And: Terris Powell/Timberline Bldrs  
System Type: Whitewater  
Recorded: December 7, 2005  
Auditor's File No.: 200512070114

5. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Short CARD No.: PL04-0465  
Recorded: March 18, 2005  
Auditor's File No.: 200503180147

6. SKAGIT COUNTY RIGHT TO FARM DISCLOSURE AND THE TERMS AND CONDITIONS THEREOF:

Recorded: January 29, 2007  
Auditor's File No.: 200701290231  
As Follows:

"Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operations, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."

7. Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on January 11, 2020 under Auditor's File No. 202001110075 . Reference is made to said document for full particulars.

8. Matters as disclosed by survey recorded November 7, 2003 under Auditor's File No. 200311070113 , records of Skagit County, Washington.

Dated: June 30, 2022

Kimberly O'Neill  
Kimberly O'Neill

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Kimberly O'Neill is/are the individual(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

Dated July 5<sup>th</sup>, 2022

[Signature]

Notary Public in and for the State of Washington  
Residing at: 5120 Broadway, 14257  
Appointment Expiration: 6-8-23

NOTARY PUBLIC  
STATE OF WASHINGTON  
EDWARD E. MAUCK  
License Number 101542  
My Commission Expires 06-08-2024