

**When recorded return to:**  
Robert Tivel and Janet Tivel  
19695 Landing Rd  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620051671

Escrow No.: 620051671

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222984

Jul 20 2022

Amount Paid \$18685.00  
Skagit County Treasurer  
By Josie Bear Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Patricia France, 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 Robert Tivel and Janet Tivel, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
TRACT 29, "SUNSET WEST", AS PER PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS,  
PAGES 98 AND 99, 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): P69947 / 4028-000-029-0007

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

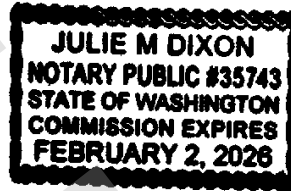
Dated: July 5, 2022

Patricia A. France  
Patricia A. France

State of Washington  
County of Skagit

This record was acknowledged before me on 7-20-2022 by Patricia France.

Julie M Dixon  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 2/2/2026



**EXHIBIT "A"**  
Exceptions

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 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 Sunset West:
- Recording No: 741152
2. 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 14, 1970  
Recording No.: 741153
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: May 4, 1984  
Recording No.: 8105040001
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: April 24, 1992  
Recording No.: 9204240030
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: October 9, 2003  
Recording No.: 200310090104
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: March 5, 2018  
Recording No.: 201803050128
3. 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: Sunset West Water Association

**EXHIBIT "A"**Exceptions  
(continued)

Recording Date: May 4, 1981  
Recording No.: 8105040001

4. 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: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Recording Date: May 25, 1971  
Recording No.: 753131  
Affects: as described in said instrument
5. Alternative Sewage System Agreement, and the terms and conditions thereof:  
  
Executed by: Susan L. Alper and Skagit County  
Recording Date: April 11, 1994  
Recording No.: 9404110117
6. Skagit County Planning & Development Services - Lot of Record Certification, and the terms and conditions thereof:  
  
Recording Date: March 28, 2022  
Recording No.: 202203280087
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. 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 06/29/22  
between Robert Tivel Janet Tivel ("Buyer")  
Buyer Buyer  
and Patricia A France ("Seller")  
Seller Seller  
concerning 14132 Madrona Dr Anacortes WA 98221 (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.

Authenti  
Robert Tivel 06/29/22  
Buyer Date  
Authenti  
Janet Tivel 06/29/22  
Buyer Date

Patricia A France 6/19/2022  
Seller Date  
Seller Date