

When recorded return to:

Joshua P Trythall
7652 South Park Avenue
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020052076

Escrow No.: 620052076

STATUTORY WARRANTY DEED

THE GRANTOR(S) Philip A. Newkirk and Dawn R. Newkirk, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Joshua P Trythall, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 16, "CEDAR PARK PLAT", ACCORDING TO THE PLAT THEREOF RECORDED UNDER
AUDITOR'S FILE NO. 200206050104, 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): P119229 / 4795-000-016-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224477
Nov 03 2022
Amount Paid \$7197.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 27, 2022

Philip PAN
Phillip A. Newkirk
Phillip A. Newkirk
Dawn R. Newkirk
Dawn R. Newkirk

State of Montana
County of Evans

This record was acknowledged before me on 11/1/22 by Philip A. Newkirk and Dawn R. Newkirk.

Alyssa Mehl
(Signature of notary public)
Notary Public in and for the State of MT
My commission expires: 9/21/24

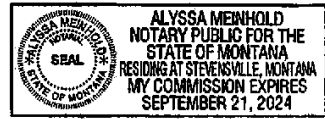


EXHIBIT "A"
Exceptions

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 Cedar Park Plat:

Recording No: 200206050104

Amended Cedar Park Plat Tract A:

Recording Date: November 3, 2008
Recording No.: 200811030082

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
Purpose: Electric transmission and/or distribution line
Recording Date: September 17, 2001
Recording No.: 200109170157

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.

John L. Scott
REAL ESTATE

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 02, 2022
between Joshua P Trythall ("Buyer")
Buyer Buyer
and Undisclosed ("Seller")
Seller Seller
concerning 7652 S Park Avenue 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.

Authenticates
Joshua P Trythall 10/02/2022
Buyer Date

Buyer Date

Authenticates
Philip Newkirk 10/02/22
Seller Date

Authenticates
Dawn R Newkirk 10/02/22
Seller Date