

When recorded return to:

Jordan Kyle Kitchener and Anna Michelle Kitchener
24219 Mosier Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053163

CHICAGO TITLE
620053163

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald Kitchener and Renee Kitchener, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jordan Kyle Kitchener and Anna Michelle Kitchener, a married couple

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. 1, SKAGIT COUNTY SPL NO. 93-068, REC NO. 9401130096

Tax Parcel Number(s): P104618 / 350506-3-003-0400

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224647

Nov 18 2022

Amount Paid \$11565.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 9, 2022

Ronald Kitchener
Ronald Kitchener

Renee Kitchener
Renee Kitchener

State of Washington
County of Skaiff

This record was acknowledged before me on 11/15/2022 by Ronald Colvin Kitchener and Renee Janette Kitchener.

Alaysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104618 / 350506-3-003-0400

LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 93-068, APPROVED JANUARY 12, 1994, RECORDED JANUARY 13, 1994, IN VOLUME 11, PAGE 51 OF SHORT PLATS, UNDER AUDITOR'S FILE NO. 9401130096, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: State of Washington
Recording Date: July 6, 1907
Recording No.: 63009
Executed By: the Wolverine Company, a corporation

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

Granted to: Pacific Pipeline Corporation, a Delaware corporation
Purpose: construct, maintain, etc. a pipeline
Recording Date: September 14, 1956
Recording No.: 541514
Affects: 75 foot strip, the exact location of which is not disclosed of record

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

Granted to: El Paso Natural Gas Company
Purpose: ingress and egress, to construct driveways, utility lines and drain tile lines
Recording Date: December 13, 1965
Recording No.: 675911
Affects: exact location and extent of easement is undisclosed of record

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: electric transmission and or distribution line
Recording Date: August 5, 1993
Recording No.: 9308050085
Affects: a westerly portion of said premises

5. 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 Short Plat 93-068:

Recording No: 9401130096

EXHIBIT "B"

**Exceptions
(continued)**

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. 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 November 05, 2022

between Jordan Kyle Kitchener Anna Michelle Kitchener ("Buyer")
Buyer Buyer
and Ronald Colvin Kitchener Renee Janette Kitchener ("Seller")
Seller Seller
concerning 24219 Mosier Rd Sedro Woolley WA 98284 (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.

Authentisior
Jordan Kitchener 11/04/2022
Buyer Date

Authentisior
Ronald Kitchener 11/04/2022
Seller Date

Authentisior
Anna Kitchener 11/04/2022
Buyer Date

Authentisior
Renee Kitchener 11/04/2022
Seller Date