

202302100010

02/10/2023 09:48 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:
Robert Cushen
303 Jones
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235441
Feb 10 2023
Amount Paid \$2885.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620052974

Escrow No.: 620052974

STATUTORY WARRANTY DEED

THE GRANTOR(S) Debra Linvog-Johnson, a single person and Lance Davis, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Robert Cushen, 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.)

PTN SE NW, 17-35-6E, W.M.

Tax Parcel Number(s): P41449 / 350617-0-116-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 9, 2023

Debra Linvog Johnson
Debra Linvog-Johnson

Lance Davis
Lance Davis

State of Washington
County of Pierce

This record was acknowledged before me on 2/10/2023 by Lance Davis.

Kelly L. Goff
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: July 5, 2023



State of Washington
County of Snohomish

This record was acknowledged before me on 2-9-2023 by Debra Linvog-Johnson.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

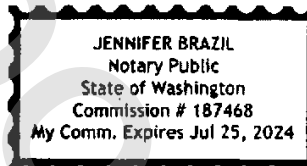


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41449 / 350617-0-116-0005

THAT PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND SOLD ON REAL ESTATE CONTRACT, DATED JUNE 27, 1979 AND RECORDED JULY 9, 1979 AS AUDITOR'S FILE NO. 7907090072, TO RAY HOUSER AND WINNIFRED HOUSER, HUSBAND AND WIFE, AND LEE WIGGINS AND MILDRED WIGGINS, HUSBAND AND WIFE;
THENCE WEST TO THE EAST LINE OF A TRACT KNOWN AS "HITCHCOCK & KELLY'S TRACT", AS DESCRIBED IN THAT CERTAIN DEED DATED OCTOBER 14, 1902 AND RECORDED NOVEMBER 1, 1902 IN VOLUME 48 OF DEEDS, PAGE 119;
THENCE NORTH ALONG SAID HITCHCOCK & KELLY'S EAST LINE TO THE SOUTH LINE OF THE GREAT NORTHERN RAILWAY COMPANY'S RIGHT-OF-WAY;
THENCE EASTERLY ALONG SAID RIGHT-OF-WAY TO THE NORTHWEST CORNER OF SAID HOUSER AND WIGGINS TRACT;
THENCE SOUTH ALONG THE WEST LINE OF SAID HOUSER AND WIGGINS TRACT TO THE POINT OF BEGINNING.

EXCEPT THE EAST 85.67 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Survey:

Recording No: 200603090138

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. 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."

4. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2023.
5. Assessments, if any, levied by Lyman.
6. City, county or local improvement district assessments, if any.
7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 28, 2023

between Robert Cushen ("Buyer")

Buyer Buyer

and Debra Linvog-Johnson Lance Davis ("Seller")

Seller Seller

concerning 31402 Dyer Lane Lyman WA 98263 (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.

Authenticated: Robert Cushen 01/28/2023
Buyer Date

Buyer Date

Authenticated: Debra Linvog-Johnson 01/29/23
Seller Date

Authenticated: Lance Davis 01/29/23
Seller Date