

When recorded return to:
Dale Creager and Carmel Creager
13113 Glenwood Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235592
Feb 27 2023
Amount Paid \$25742.20
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053448

CHICAGO TITLE

620053448

STATUTORY WARRANTY DEED

THE GRANTOR(S) Caylon Gilbert Lootens, who acquired title as Caylon G. Lootens and Sarah Marie Lootens, 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 Dale Creager and Carmel Creager, 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.)

PTN BINGHAM ACREAGE, NW COR NE 1/4 SEC 11-34-4E, W.M.

Tax Parcel Number(s): P62159 / 3864-001-000-1104

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: **02/27/2023**

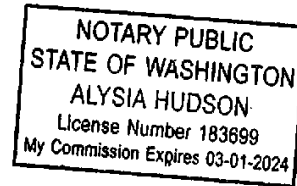
Caylon Gilbert Lootens 2/27/23
Caylon Gilbert Lootens

Sarah Marie Lootens
Sarah Marie Lootens

State of washington
County of Skagit

This record was acknowledged before me on 02/27/2023 by Caylon Gilbert Lootens and Sarah Marie Lootens. at 02/27/2023

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



State of Washington
County of Skagit

This record was acknowledged before me on 2-24-2023 by
Sarah Marie Kortens

Jennifer Brazil
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Mount Vernon
My commission expires: 7-25-2024

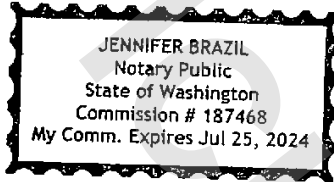


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62159 / 3864-001-000-1104

THAT PORTION OF BINGHAM ACREAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, AT PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;
THENCE NORTH 89°30'50" EAST, A DISTANCE OF 752.50 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE COUNTY ROAD AS CONVEYED TO SKAGIT COUNTY BY DEED DATED APRIL 20, 1962 AND RECORDED UNDER AUDITOR'S FILE NO. 620549, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH ALONG THE EAST LINE OF SAID ROAD, A DISTANCE OF 903.45 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE SOUTH ALONG THE SOUTHERLY PROJECTION OF THE EAST LINE OF SAID ROAD, A DISTANCE OF 374.95 TO THE NORTH LINE OF THE SOUTH 20.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11;
THENCE NORTH 89°32'50" WEST ALONG THE NORTH LINE OF SAID SOUTH 20.00 FEET, A DISTANCE OF 215.51 FEET TO THE EAST LINE OF A TRACT CONVEYED TO JOHN G. WELLS, JR. ET UX, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 726823, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH ALONG THE EAST LINE OF SAID WELLS TRACT, A DISTANCE OF 371.82 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED COUNTY ROAD;
THENCE EAST ALONG THE SOUTH LINE OF SAID COUNTY ROAD, A DISTANCE OF 215.90 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

EXCEPT THE EAST 60.00 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 the Plat of Bingham Acreage:

Recording No: 144539

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

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 24, 1948
Recording No.: 425321
Affects: Portion of said premises

3. Boundary Line Adjustment Quit Claim Deed and the terms and conditions thereof:

Recording Date: October 22, 2007
Recording No.: 200710220111

4. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: October 22, 2007
Recording No.: 200710220143

The above mentioned document is re-recorded under Recording No. 200711050140.

5. Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof:

Recording Date: July-28, 2008
Recording No.: 200807280102

6. Accessory Dwelling Unit and the terms and conditions thereof:

Recording Date: November 17, 2008
Recording No.: 200811170088

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

EXHIBIT "B"Exceptions
(continued)

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: 201907110058

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. 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."

10. 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 01/28/2023
between Dale Creager and Carmel Creager ("Buyer")
Buyer Buyer
and Caylon G Lootens and Sarah M Lootens ("Seller")
Seller Seller
concerning 13113 Glenwood Dr Mount Vernon WA 98273 (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.

DocuSigned by:
Dale Creager 1/28/2023
35AF2F405176416...
Buyer Date

Authenticator
Caylon G Lootens 01/29/23
Seller Date

DocuSigned by:
Carmel Creager 1/28/2023
35AF2F405176416...
Buyer Date

Authenticator
Sarah M Lootens 01/29/23
Seller Date