

**When recorded return to:**  
Brian Kelly and Kimberly Kelly  
8000 Crest Drive NE  
Seattle, WA 98115

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235974

Mar 31 2023

Amount Paid \$12109.63

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

Escrow No.: 620053639

**CHICAGO TITLE**  
le 20053639

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher D. Herrick and Annie L. Herrick, 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 Brian Kelly and Kimberly Kelly, 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 24, BLK 1, "LAKE CAVANAUGH SUBDIVISION, DIV NO. 1"

Tax Parcel Number(s): P66299 / 3937-001-024-0002

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 3-22-2023

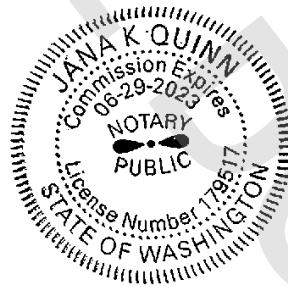
*Christopher D. Herrick*  
Christopher D. Herrick

*Annie L. Herrick*  
Annie L. Herrick

State of Washington  
County of Skaagit

This record was acknowledged before me on 03/22/2023 by Christopher D. Herrick and Annie L. Herrick.

*Jana K. Quinn*  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P66299 / 3937-001-024-0002**

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LOT 24, BLOCK 1, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 37 THROUGH 43, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recording Date: March 30, 1937  
Recording No.: 288266  
In favor of: State Division of Forestry  
For: Construct and maintain a road for forest protection purposes  
Affects: Location undeterminable
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recording Date: October 17, 1938  
Recording No.: 306699  
In favor of: State Division of Forestry  
For: Construct and maintain a road for forest protection purposes  
Affects: Location undeterminable
  
3. Easement(s) and terms and conditions thereof, for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Laddie Mommsen and Charlotte Mommsen  
Purpose: Septic absorption field  
Recording Date: December 29, 1978  
Recording No.: 893908
  
4. 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 Lake Cavanaugh Subdivision, Div No. 1:  
  
Recording No: 393244
  
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 Survey:  
  
Recording No: 201310100085

**EXHIBIT "B"**Exceptions  
(continued)

6. 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: 202301200019

7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

8. 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."

9. 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 2.25.2023  
between BRIAN KELLY KIM KELLY ("Buyer")  
Buyer Buyer  
and Christopher D Herrick Annie L Herrick ("Seller")  
Seller Seller  
concerning 33744 N Shore Dr Mount Vernon WA 98274 (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.

Brian Kelly 2/24/23  
Buyer Date  
Kim Kelly 2/24/23  
Buyer Date

Christopher D Herrick 2/18/23  
Seller Date  
Annie L Herrick 2/18/23  
Seller Date