

**When recorded return to:**  
Nathan Bell and Emily Irene Bell  
1211 East Gilkey Road  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236652  
May 26 2023  
Amount Paid \$8405.00  
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

**CHICAGO TITLE**  
620054096

Escrow No.: 620054090

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael James Patrick, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Nathan Bell and Emily Irene Bell, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 39, "PLAT OF COUNTRY AIRE PHASE I", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 91 THROUGH 94, INCLUSIVE, 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): P104078 / 4605-000-039-0008

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

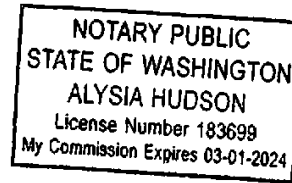
Dated: 5-22-2023

Michael James Patrick  
Michael James Patrick

State of Washington  
County of SKAGIT

This record was acknowledged before me on 05/22/2023 by Michael James Patrick.

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



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: The Puget Sound and Baker River Railroad Company  
Purpose: A 50-foot wide strip of land  
Recording Date: August 28, 1906  
Recording No.: 61920  
Affects: A railroad right-of-way
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: The Puget Sound and Baker River Railroad Company  
Purpose: A 50 foot wide strip of land  
Recording Date: July 3, 1907  
Recording No.: 63372  
Affects: A railroad right-of-way
3. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under Recording No. 9009060046, records of Skagit County, Washington, being an ordinance annexing the subject property into the City of Burlington.
4. 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: October 29, 1992  
Recording No.: 9210290099  
Affects: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Dike District No. 12  
Purpose: Ingress and egress  
Recording Date: March 29, 1993  
Recording No.: 9303290048  
Affects: Portion of said premises
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

**EXHIBIT "A"**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 the Plat of Country Aire Phase 1:

Recording No: 9306110139

7. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 11, 1993

Recording No.: 9306110140

Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife and  
Washington Federal Savings and Loan

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 15, 1993

Recording No.: 9309150090

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

**EXHIBIT "A"**  
Exceptions  
(continued)

- thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by Burlington.
  11. 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 April 23, 2023  
between Nathan Eugene Bell Emily Irene Bell ("Buyer")  
Buyer Buyer  
and Michael Patrick ("Seller")  
Seller Seller  
concerning 1211 E Gilkey Road Burlington WA 98233 (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.

Authentication  
Nathan Eugene Bell 04/23/2023  
Buyer Date

Authentication  
Michael Patrick 04/24/23  
Seller Date

Authentication  
Emily Irene Bell 04/23/2023  
Buyer Date

Seller Date