

202307050030

07/05/2023 12:21 PM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor, WA

**When recorded return to:**

Carli Mayo, an unmarried person and Jonathan  
Segura, an unmarried person  
31402 Dyer Lane  
Lyman, WA 98263

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237144

Jul 05 2023

Amount Paid \$5605.00  
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**  
620054233

Escrow No.: 620054233

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert Cushen, an unmarried person, as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Carli Mayo, an unmarried person and Jonathan Segura, 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 1/4 NW 1/4, SEC 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)

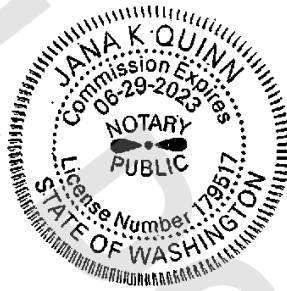
Dated: June 16 2023

Robert Cushen  
Robert Cushen

State of Washington  
County of Skaqit

This record was acknowledged before me on 06/16/2023 by Robert Cushen.

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): P41449 / 350617-0-116-0005**

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THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 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. 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."

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Lyman.
5. City, county or local improvement district assessments, if any.
6. 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 May 12, 2023

between Carli Mayo Jonathan Segura ("Buyer")  
Buyer Buyer  
and Robert Cushen ("Seller")  
Seller Seller  
concerning 31402 Dyer Ln 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.

[Signature] 5/12/23  
Buyer Date

Robert Cushen 5/12/23  
Seller Date

Carli Mayo 5/12/23  
Buyer Date

Seller Date