

202309260039

09/26/2023 12:42 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:
Charles J. Dyer and Patricia B. Dyer
2103 Cascade Court, Unit 23
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238181
Sep 26 2023
Amount Paid \$12392.20
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
620054333

Escrow No.: 620054333

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jami L. Wallace, Executor of the Estate of Nancy M. Husted and Jerome C. Husted, 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 Charles J. Dyer and Patricia B. Dyer, 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.)

UNIT 23, FOREST RIDGE PUD PH 2

Tax Parcel Number(s): P120117 / 4811-000-023-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 23, 2023

Estate of Nancy M. Husted

BY: [Signature]
Jami L Wallace
Executor

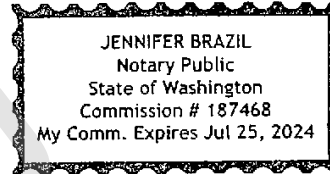
Jerome C. Husted by Nicki L.H. Bailey, attorney in fact
Jerome C Husted, by Nicki L.H. Bailey, his attorney in fact

State of Washington

County of Skagit

This record was acknowledged before me on 9-23-2023 by Jami L Wallace as
Executor of Estate of Nancy M. Husted.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-2024



State of Washington

County of Skagit

This record was acknowledged before me on 9-23-2023 by Nicki L.H. Bailey as
Attorney in Fact for Jerome C. Husted.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-2024

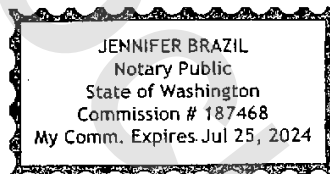


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P120117 / 4811-000-023-0000

UNIT 23, FOREST RIDGE PUD PHASE 2, AS PER PLAT RECORDED ON MARCH 25, 2003 UNDER RECORDING NO. 200303250127, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 Forest Ridge PUD Phase 2:

Recording No: 200303250127

2. 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: November 1, 2000
Recording No.: 200011010001

3. Provisions contained in the articles of incorporation and bylaws of Forest Ridge P.U.D. Owners' Association, including any liability to assessment lien:

Recording Date: January 17, 2020
Recording No.: 202001170052

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Forest Ridge P.U.D. Owners' Association
Recording Date: January 17, 2020
Recording No.: 202001170052

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by the City of Anacortes.
7. 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 August 27, 2023

between Charles J Dyer Patricia B Dyer ("Buyer")
Buyer Buyer
and Jami L. Wallace, Executor of E Nicki L.H. Bailey, POA for Jerome C. Husted Seller")
Seller Seller state of Nancy M. Husted
concerning 2103 Cascade Court Anacortes WA 98221 (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.

Authenticat
Charles Dyer 08/27/2023
Buyer Date

Authenticat
Jami L. Wallace 08/29/23
Seller Date

Authenticat
Patricia Dyer 08/27/2023
Buyer Date

Authenticat
Nicki L.H. Bailey 08/29/23
Seller Date