

**When recorded return to:**  
Joshua Adam Gaskill and Rachael Nichole Gaskill  
7660 Renic Drive  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20249713  
Feb 28 2024  
Amount Paid \$13389.00  
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

Escrow No.: 620055110

**CHICAGO TITLE**  
*620055110*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Raymond M. Rees and John L. Belatti, 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 Joshua Adam Gaskill and Rachael Nichole Gaskill, 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 20, ELK HAVEN ESTATES

Tax Parcel Number(s): P119399 / 4797-000-020-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 2/26/2024

Raymond M. Rees  
Raymond M. Rees

John L. Belatti  
John L. Belatti

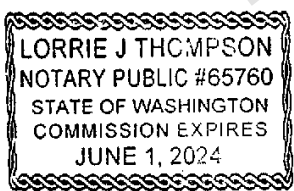
State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on February 26, 2024 by Raymond M Rees and John L Belatti.

Lorrie J Thompson  
(Signature of notary public)

Notary Public in and for the State of WASHINGTON  
My appointment expires: 6-1-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P119399 / 4797-000-020-0000**

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LOT 20, ELK HAVEN ESTATES, AS RECORDED AUGUST 6, 2002 UNDER AUDITOR'S FILE NO.  
200208060083, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington  
Recording No.: 107496

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Glacier Park Company, a Corporation  
Recording Date: August 23, 1945  
Recording No.: 382733

"EXCEPTING and RESERVING unto the Grantor, its successors and assigns forever, all minerals of any nature whatsoever, including but not limited to, coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring and mining or otherwise extracting and carrying away the same."

The interest of Glacier Park Company as to all geothermal heat and all ores and minerals of any nature whatsoever, was conveyed to Meridian Land and Mineral Company, a Montana Corporation, by Deed recorded April 10, 1984, under Recording No. 8404100073.

The interest of Glacier Park Company as to all oil, gas, other hydrocarbons and associated minerals, was conveyed to Milestone Petroleum, Inc., a Delaware Corporation, by Deed recorded April 10, 1984, under Recording No. 8404100074.

We have made no determination as to the current ownership of said reservation.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Utility systems for purposes of transmission, distribution and sale of gas and electricity  
Recording Date: August 12, 1999  
Recording No.: 199908120015  
Affects: Portion of said premises

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

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

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 Elk Haven Estates:

Recording No: 200208060083

5. Covenants, conditions, restrictions, assessments 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: August 6, 2002  
Recording No.: 200208060084

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 22, 2006  
Recording No.: 200602220047

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 9, 2009  
Recording No.: 200907090089

6. 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: Elk Haven Homeowners Association  
Recording Date: August 6, 2002  
Recording No.: 200208060084

7. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Agreement;

Recorded: August 6, 2002  
Auditor's No(s): 200208060085, records of Skagit County, Washington

8. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: June 21, 2005  
Recording No.: 200506210025

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

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. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2024.  
  
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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 25, 2024

between Joshua Adam Gaskill Rachael Nichole Gaskill ("Buyer")  
Buyer Buyer  
and Raymond M Rees John L Belatti ("Seller")  
Seller Seller  
concerning 7660 Renic Drive Sedro Woolley WA 98284 (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  
Joshua Adam Gaskill 01/25/2024  
Buyer Date

Authenticat  
Raymond M Rees 01/26/24  
Seller Date

Authenticat  
Rachael Nichole Gaskill 01/25/2024  
Buyer Date

Authenticat  
John L Belatti 01/26/24  
Seller Date