

When recorded return to:

Jacob Willard
11400 Michael Pl
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249978

Mar 25 2024

Amount Paid \$2165.00
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

620055741

Escrow No.: 620055741

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lincoln Aldridge and Heidi A. Aldridge, 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 Jacob Willard, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 7, FOREST PARK ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED
FEBRUARY 11, 2009 UNDER AUDITOR'S FILE NO. 200902110084, 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): P128277 / 4980-000-007-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 3-21-24

[Signature]
Lincoln Aldridge

[Signature]
Heidi A. Aldridge

State of WASHINGTON
County of SKAGIT

This record was acknowledged before me on 3-21-24 by Heidi A. Aldridge and Lincoln Aldridge.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My commission expires: 6-1-2024

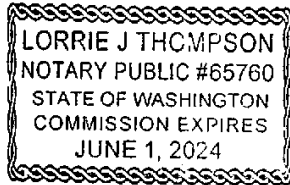


EXHIBIT "A"
Exceptions

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.: 148894

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. 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: 8601310003

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: April 20, 1987
Auditor's No(s): 8704200015, records of Skagit County, Washington
In favor of: State of Washington, acting by and through the Department of Natural Resources
For: The purpose of construction, reconstruction, use and maintenance of a road or roads for the purpose of hauling forest products and other valuable materials
Affects: Easement upon, over and along rights of way thirty (30) feet in width over and across the Northeast Quarter and Southeast Quarter

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 Skagit County Short Plat No. 91-099:

Recording No: 9305280027

5. Terms, conditions, and restrictions of that instrument entitled Variance;

EXHIBIT "A"

Exceptions
(continued)

Recorded: August 11, 1998; August 26, 1998
Recording No.: 9808110003; Recording No.: 9808260025, records of Skagit County,
Washington

6. Title Notification, and the terms and conditions thereof:

Recording Date: August 23, 2002
Recording No.: 200208230147

7. 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 Forest Park Estates:

Recording No: 200902110084

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 17, 2006
Recording No.: 200607170156

9. Plat Lot of Record Certification

Recording Date: February 11, 2009
Recording No.: 200902110085

10. Maintenance Declaration, and the terms and conditions thereof:

Recording Date: February 11, 2009
Recording No.: 200902110086

11. 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

EXHIBIT "A"

Exceptions
(continued)

Recording Date: February 11, 2009
Recording No.: 200902110087

12. 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 Park Estates Homeowner's Association
Recording Date: February 11, 2009
Recording No.: 200902110087

13. Skagit County Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof:

Recording Date: June 7, 2016
Recording No.: 201606070075

14. Proof of Mitigated Water Supply(New User), and the terms and conditions thereof:

Recording Date: May 27, 2021
Recording No.: 202105270063

15. 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."

16. 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 February 15, 2024

between Jacob Willard ("Buyer")
Buyer
and Lincoln Aldridge Heidi A Aldridge ("Seller")
Seller Seller
concerning 8572 Timberland Court Concrete WA 98237 (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. ^{02/15/24}_{02/15/24}

Jacob Willard 2/15/24
Buyer Date

Lincoln Aldridge 02/15/24
Seller Date

Buyer Date

Heidi A Aldridge 02/15/24
Seller Date