

When recorded return to:
Ansel E Braley, Jr and Cheryl L Braley
P.O. Box 1342
Everett, WA 98206

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241268
Jul 10 2024
Amount Paid \$15703.00
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
LENA THOMPSON

Escrow No.: 620056129

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kirk M. Rowan and Gail A. Rowan, Trustees of The Rowan Family Revocable Trust established December 7, 2018

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Ansel E Braley, Jr and Cheryl L Braley, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 15, FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 174 AND 175, RECORDS OF SKAGIT COUNTY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P105637 / 4626-000-015-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 7/8/24

Kirk M. Rowan and Gail A. Rowan, Trustees of The Rowan Family Revocable Trust established December 7, 2018

BY: [Signature]
Kirk M. Rowan
Trustee

BY: [Signature]
Gail A. Rowan
Trustee

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on July 8, 2024 by Kirk M. Rowan and Gail A. Rowan as Trustee and Trustee, respectively, of The Rowan Family Revocable Trust established December 7, 2018.

[Signature]
(Signature of notary public)

Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2028

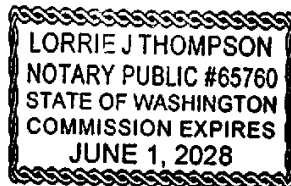


EXHIBIT "A"
Exceptions

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

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	October 15, 1992
Recording No.:	9210150102

2. Agreement and the terms and conditions thereof:

Recording Date:	February 15, 1983
Recording No.:	8302150021
Regarding:	Acceptance of existing fence lines as boundary between adjoining property owners, as described in said instrument

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Bridgewater Estates, Phase I:

Recording No: 9405240117

4. 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: August 26, 1994
Recording No.: 9408260106

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 2, 2015
Recording No.: 201506020101

5. Provisions contained in the articles of incorporation and bylaws of Bridgewater Estates Homeowners Association , including any liability to assessment lien.

By-Laws recorded under recording number 9408260104 and recording number 201506020102

EXHIBIT "A"Exceptions
(continued)

Articles of incorporation recorded under recording number 9408260105 .

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Bridgewater Estates Homeowners Association

7. Agreement and the terms and conditions thereof:

Executed by: Gerb Hess and Skagit County
Recording Date: February 14, 1995
Recording No.: 9502140027

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. 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 June 07, 2024
between Ansel Braley Cheryl Braley ("Buyer")
Buyer Buyer
and Rowan Family Revoc Trust ("Seller")
Seller
concerning 13493 Bridgeview Way Mount Vernon WA 98273 (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 14.3B, 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.

Cheryl Braley 06/07/24
Buyer Date
Ansel Braley
Buyer Date

Kirk Rowan 06/07/24
Seller Date
Gail Rowan 06/07/24
Seller Date