

202412050103

12/05/2024 02:44 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

WHEN RECORDED RETURN TO:

Name: Scott Von Bergen and Sheila Von Bergen  
Address: 28204 Nordic Way  
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20243174

Dec 05 2024

Amount Paid \$15756.40  
Skagit County Treasurer  
By Lena Thompson Deputy

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Escrow Number: 823138RT

Filed for Record at Request of: *Rainier Title, LLC*

213473-LT

### STATUTORY WARRANTY DEED

THE GRANTOR(S), Ray E. Nichols and A. Julaine Nichols, husband and wife for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Scott Von Bergen and Sheila Von Bergen, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

**Lot 19, PLAT OF CEDAR RIDGE ESTATES DIV. NO. 1, according to the plat thereof, recorded in Volume 15 of Plats, pages 147 through 152, records of Skagit County, Washington.**

**Situated in Skagit County, Washington.**

***Subject to: See attached Exhibit A, which is made a part hereof by this reference.***

Abbreviated Legal: Lot 19, Cedar Ridge Estates, Div. 1

Tax Parcel Number(s): 4622-000-019-0008/P105718

Dated: DECEMBER 2, 2024

*This page is attached to and made a part of the Statutory Warranty Deed*

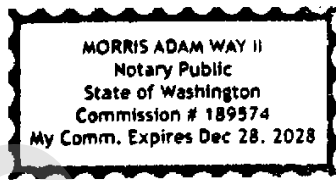
Ray E Nichols by Alice Julaine Nichols, his *attorney in fact*  
 Ray E Nichols, by Alice Julaine Nichols, his attorney in fact  
Alice Julaine Nichols  
 A. Julaine Nichols

State of Washington )  
 ) SS:  
 County of King )

On Dec 3, 2024, before me personally appeared Alice Julaine Nichols <sup>Nichols</sup> to me known to be the individual described in and who executed the forgoing instrument for *him/herself* and as Attorney in Fact for Ray E Nichols and acknowledged that *he/she* signed and sealed the same as his/her free and voluntary act and deed, for *him/herself* and also as *his/her* free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said person is now living and is not incompetent.

Given under my hand and official seal the day and year last above written.

*Morris Adam Way II*  
 Notary Public in the State of  
 Residing in WA  
 My commission expires King County  
12-28-2028



**Exhibit A****Subject To:**

1. Reservation of all coal, minerals, ores, oil and gas in or on said property with the right of entry to remove the same, contained in deeds through which title is claimed.

Said mineral rights are now vested in Skagit County.

2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation

Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system

Area Affected:

Easement No. 1: All streets and road right of ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Dated: October 16, 1992

Recorded: October 26, 1992

Auditor's No.: 9210260023

3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Declaration Dated: December 22, 1993

Recorded: December 23, 1993

Auditor's No.: 9312230074

Executed By: Warren Gilbert, Jr., Marilyn Gilbert, husband and wife, Vern Sims and Marie Sims, husband and wife

4. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:

Plat/Short Plat: Cedar Ridge Estates Div. No. 1

Recorded: February 4, 1994

Auditor's No.: 9402040025

5. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Kenneth C. Winkleblack, etal

And: Kenneth C. Winkleblack, etal

Dated: September --, 1997

Recorded: October 17, 1997

Auditor's File No.: 9710170021

Regarding: Maintenance of road

6. Title Notification and the terms and conditions thereof as recorded November 15, 2000 under Auditor's File No. 200011150015.

Regarding:

This parcel lies within an area or within 500 feet of an area designated as a natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by 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 NRL lands consistent with SCC 14.16.810.

7. Waiver and Covenant Not to Sue and the terms and conditions thereof as recorded November 15, 2000 under Auditor's File No. 200011150016.

Regarding: Construction within an area 200 feet of a designated natural resource land.

8. Subject to: Restrictions, reservations and easements of record. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations including, but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind, during any 24 hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance. Recorded October 20, 2005 under Auditor's File No. 200510200118

**End of Exhibit A**