

When recorded return to:  
Jonathan David Wasden and Heather Ann Wasden  
28103 Old Day Creek Road  
Sedro Woolley, WA 98284



Skagit County Auditor  
4/7/2017 Page 1 of 3 1:45PM \$75.00

Filed for record at the request of.



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245390441

**CHICAGO TITLE**  
620030353

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John A. Skrabonja and Teresa A. Skrabonja, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys, and warrants to Jonathan David Wasden and Heather Ann Wasden, husband  
and wife

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

**For APN/Parcel ID(s): P40700 / 350535-2-001-0008**

That portion of the Northwest quarter of the Northwest quarter of Section 35, Township 35 North,  
Range 5  
East of the Willamette Meridian, lying Westerly of the County Road known as Old Day Creek  
Road and  
lying Southerly of the South Skagit Highway.  
Sitate in Skagit County, Washington

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

Tax Parcel Number(s): P40700, 350535-2-001-0008

Subject to:

- 1. See attached Exhibit A and by this reference made a part herreof.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20171410  
APR 07 2017

Amount Paid \$ 4668.68  
Skagit Co. Treasurer  
By *Mdm* Deputy

**STATUTORY WARRANTY DEED**

(continued)

Dated: March 30, 2017

  
\_\_\_\_\_  
John A. Skrabonja

  
\_\_\_\_\_  
Teresa A. Skrabonja

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that John A. Skrabonja and Teresa A. Skrabonja are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 4, 2017

  
\_\_\_\_\_  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018

**KATHERYN A. FREEMAN**  
**STATE OF WASHINGTON**  
**NOTARY --- PUBLIC**  
My Commission Expires 9-01-2018

EXHIBIT A

Notice of On-Site Sewage System Status, including the terms, covenants and provisions thereof;

Recording Date: May 17, 1993  
Recording No.: 9305170088

Waiver and Covenant Not to Sue, including the terms, covenants and provisions thereof;

Recording Date: May 24, 1993  
Recording No.: 9305240029

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."