

When recorded return to:

WAYNE A. SNOWDEN  
519 F & S GRADE ROAD  
MT VERNON, WASEDO WOOLLEY, WA 98284 98284



Skagit County Auditor \$75.00  
5/15/2017 Page 1 of 3 11:30AM

Filed for Record at Request of  
WHATCOM LAND TITLE CO., INC.

Escrow Number: W-139574 / Title 01-162378-O ✓

### Statutory Warranty Deed

*Land Title*

Grantor: JAMES MCMULLEN, JR. and ASHLEY MCMULLEN,  
Grantee: WAYNE A. SNOWDEN and GAIL L. SNOWDEN

THE GRANTORS JAMES MCMULLEN, JR. and ASHLEY MCMULLEN,, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WAYNE A. SNOWDEN and GAIL L. SNOWDEN, husband and wife the following described real estate, situated in the County of WHATCOM, State of Washington

Abbreviated Legal:

Lot 4, SP No. 3406, AF #200702150075 (Ptn NE NE, 23-35-4 E W.M.)

SITUATE IN SKAGIT COUNTY, WASHINGTON.

For Full Legal and Exceptions See Attached Exhibits A and B.

Tax Parcel Number(s): 350423-1-063-0100 P111105

Dated

*May 11, 2017*

JAMES MCMULLEN, JR.

ASHLEY MCMULLEN,

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20172089  
MAY 15 2017

Amount Paid \$5345<sup>00</sup>  
Skagit Co. Treasurer  
By *Mdm* Deputy

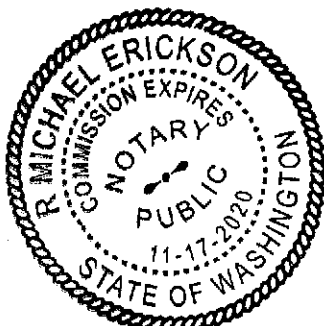
STATE OF WASHINGTON }  
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that JAMES MCMULLEN, JR. and ASHLEY MCMULLEN,  
is/are the person(s) who appeared before me, and said person(s) acknowledged that HE/SHE/THEY  
signed this instrument and acknowledge it to be HIS/HER/THEIR free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated:

*May 11, 2017*

*R. Michael Erickson*  
Notary Public in and for the State of WASHINGTON  
Residing at LYNDEN  
My appointment expires: 11-17-20



## EXHIBIT A

01-162378-0

### DESCRIPTION:

#### PARCEL "A":

Lot 4, Short Plat No. 3406, approved February 13, 2007, recorded February 15, 2007, under Auditor's File No. 200702150075, records of Skagit County, being a portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 23, Township 35 North, Range 4 East, W.M.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

#### PARCEL "B":

A non-exclusive easement for ingress, egress and utilities as delineated on the face of said Short Plat No. 3406, under Auditor's File No. 200702150075 affecting Lots 2, 3 and 4 of said Short Plat.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

## EXHIBIT B

### SUBJECT TO:

#### A. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Brian and Darlene Hanson, husband and wife  
And: City of Sedro-Woolley, a Washington Municipal Corporation  
Dated: July 27, 2006  
Recorded: December 21, 2006  
Auditor's No.: 200612210069  
Regarding: Development Agreement

#### B. 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: Short Plat No. 3406  
Recorded: February 15, 2007  
Auditor's No.: 200702150075

#### C. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Brian D. Hanson and Darlene L. Hanson, husband and wife  
And: Future Owners of Lots 1, 2, 3, 4 and Tract A, Sedro Woolley  
Short Plat No. 3406  
Dated: February 13, 2007  
Recorded: February 15, 2007  
Auditor's No.: 200702150076  
Regarding: Maintenance Agreement for Open Space Area, Access Easement and Drainage System


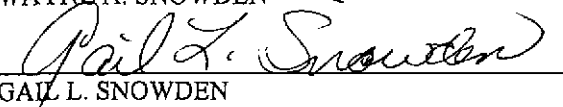
### CHAPTER 14.38

### SKAGIT COUNTY CODE

### RIGHT- TO -MANAGE NATURAL RESOURCES LANDS DISCLOSURE

This disclosure applies to parcels designated or within 1 mile of designated agriculture -- land or designated or within ¼ 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.

5-15-17  
\_\_\_\_\_  
DATE  
  
\_\_\_\_\_  
WAYNE A. SNOWDEN  
  
\_\_\_\_\_  
GAIL L. SNOWDEN