

POOR ORIGINAL

When recorded return to:
Edward Clark
Right Way LLC
1220 Memorial Hwy Ste A
Mount Vernon, WA 98273



201706050148

Skagit County Auditor \$77.00
6/5/2017 Page 1 of 5 4:09PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE

620031116

Escrow No.: 245392398

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond F. Drake, Jr. and Bonnie Y. Drake, 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 Right Way LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 53, Plat of Wilderness Village Div. no. 1, according to the plat thereof recorded in Volume 10 of
plats, page 48, records of Skagit County, Washington.
Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P78237, 4208-000-053-0008

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172478
JUN 05 2017

Subject to:

Exhibit "A" attached hereto and by this referenced made a part hereof.

Amount Paid \$490.⁰⁵
Skagit Co. Treasurer
By *Mmm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 28, 2017

Raymond F. Drake, Jr.
Raymond F. Drake, Jr.

Bonnie Y. Drake
Bonnie Y. Drake

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Raymond F. Drake, Jr. and Bonnie Y. Drake 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: May 31, 2017

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: ARLINGTON
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 10-27-2018

**EXHIBIT "A"
EXCEPTIONS**

Order No.: 245392398

Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: November 5, 1935
Auditor's No.: 273805, records of Skagit County, Washington
In favor of: The Sound Timber Company, an Iowa corporation
For: 30 foot road right-of-way
Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the Willamette Meridian (being a portion of the underlying legal description of said plat)

Note: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 30, 1973
Auditor's No(s): 793933, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF WILDERNESS VILLAGE DIV. NO. 1:

Recording No: 788213

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: July 20, 1973
Auditor's No(s): 788214, records of Skagit County, Washington
Executed By: Valleys West, a Limited Partnership, et al

AMENDED by instrument(s):

Recorded: September 7, 2004, May 5, 2005 and July 23, 2007
Auditor's No(s): 200409070165, 200505050063 and 200707230123 records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: July 20, 1973
Auditor's No(s): 788214, records of Skagit County, Washington
Imposed By: Valleys West, a Limited Partnership, et al

**EXHIBIT "A"
EXCEPTIONS**

Order No.: 245392398

Assessment, including the terms and conditions thereof, disclosed by instrument
Recorded: March 14, 2006
Auditor's No.: 200603140115, records of Skagit County, Washington
For: Acquisition, construction and installation of a water supply system
Resolution No.: 2064-06 of the Commission of Public Utility District No. 1 of Skagit County, Washington
Establishing: Local Utility District No. 27
Roll No.: 28
Account No.: P78237
Amount: \$7,946.06, plus interest, if any

SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

The following is part of the Purchase and Sale Agreement dated May 12, 2017

between Edward Clark ("Buyer")
Buyer Buyer
and Raymond F. Drake Jr. Bonnie Y. Drake ("Seller")
Seller Seller
concerning 53 Wilderness Drive 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.

Authentic: Ed Clark 05/12/2017
Buyer 9:28:45 AM PDT Date
Buyer Date

Bonnie Y. Drake 5-31-17
Bonnie Y. Drake 5-15-17
Seller Date
R. F. Drake Jr. 5-31-17
B. Y. Drake 5-15-17
Seller Date

