

When recorded return to:
Edward Clark
Right Way, LLC
647 A. Sunset Park Dr.
Sedro Woolley, WA 98284



Skagit County Auditor
6/12/2017 Page 1 of 5 11:37AM \$77.00

POOR ORIGINAL

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245392649

CHICAGO TITLE
620031198

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Posel and Bertha M. Posel, 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 22, Plat of Pressentin Ranch, according to the plat thereof, recorded August 9, 2004, under
Auditor's File No. 200408090115, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P121856, 4839-000-022-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201725649
JUN 12 2017

Amount Paid \$
Skagit Co. Treasurer
By *MA* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 31, 2017

[Signature]
John Posel

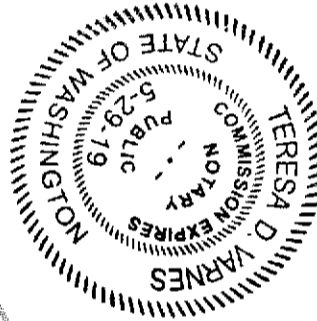
[Signature]
Bertha M. Posel

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that John Posel and Bertha M. Posel 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: 6-6-17

[Signature]
Name: Teresa D. Varner
Notary Public in and for the State of WA
Residing at: Camano Island
My appointment expires: 5/29/19



UNRECORDED
STATUTORY WARRANTY DEED
DOCUMENT

EXHIBIT "A"

Order No.: 245392649

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

Granted to: Valleys West
Purpose: Power Lines
Recording Date: March 30, 1973
Recording No.: 782728
Affects: Portion of said premises and includes other property

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

Reserved By: Valleys West
Granted to: Pressentin Et al
Purpose: Road, ingress and egress
Recording Date: May 8, 1973
Recording No.: 784691
Affects: Private Roads and Wildemess Drive

Note: Matters contained disclose among other things, road maintenance agreement, cost and charges. Reference is hereby made to said document for full particulars.

Public and private easements, if any, over vacated portion of said premises.

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

Granted to: Puget Sound Energy
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 6, 2002
Recording No: 200203060096
Affects: Portion of said premises

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 6, 2002
Recording No: 200203060097
Affects: Portion of said premises

EXHIBIT "A"

Order No.: 245392649

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 said PLAT PRESENTIN RANCH.

Recording No: 200408090115

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 9, 2004
Recording No.: 200408090116

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 below:

Imposed by: Presentin Ranch Community Association
and Wilderness Village Community Association
Recording Date: May 8, 1973 and August 9, 2004
Recording No.: 784691 and 200408090116

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. 1, regarding Skagit View Village Local Utility District
No. 27
Roll No.: 7
Account No.: P121856
Amount: \$7,946.06, plus interest, if any

DOCUMENT

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
and Posci, John Posci, Bertha M ("Seller")
Seller
concerning 0-Lot 23 Scenic River Court 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.

Ed Clark 5/18/17
Buyer Date
Buyer Date

[Signature] 5/18/17
Seller Date
Bertha Posci 5/18/17
Seller Date

