

When recorded return to:

Adam Negrete
904 Sapp Place
Sedro Woolley, WA 98284



201802160096

Skagit County Auditor

2/16/2018 Page

1 of

5 1:45PM

\$78.00

Filed for Record at Request of
Curtis, Casteel and Palmer Law Group, PLLC
Escrow Number: C1700939SB

CHICAGO TITLE
620092645

Statutory Warranty Deed

THE GRANTOR Emily Swartz, a married person as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Adam Negrete, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot(s): 5 SAPP PLACE PLAT NO. LP-1-07

Tax Parcel Number(s): P128618/350413-0-001-0600

Lot 5, SAPP PLACE PLAT NO. LP-1-07, according to the Plat thereof approved May 20, 2009 and recorded May 29, 2009 under Auditor's File No. 200905290078 and amended September 10, 2009 under Auditor's File No. 200909100001, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A" and Skagit County Right to Manage Natural Resource Lands Disclosure.

Dated February 6, 2018


Emily Swartz

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018027

FEB 16 2018

Amount Paid \$4989.00

Skagit Co. Treasurer

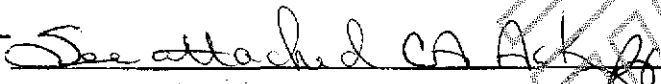
By  Deputy

STATE OF _____ }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Emily Swartz

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2-14-2018



Notary Public in and for the State of _____

Residing at _____

My appointment expires: 1-20-2020

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Kern

S.S.

On Feb 14, 2018 before me, Janis Bottorff, Notary Public

(Name of Notary Public, Title)

personally appeared Emily Swartz

(Name of Signer (1))

(Name of Signer (2))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Janis Bottorff



Not

OPTIONAL INFORMATION

Although not a requirement in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document, and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of

Stat Warr Deed

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprint(s)

☐ _____

Exhibit "A"

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SEDRO WOOLLEY SHORT PLAT NO. SW-02-85:

Recording No: 8512170015

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SEDRO WOOLLEY SHORT PLAT NO. SW-05-94:

Recording No: 9509210102

Agreement, including the terms and conditions thereof, entered into:

By: City of Sedro Woolley
And Between: Daniel and Nancy Paine-Donovan
Recorded: August 29, 1995
Auditor's No.: 9508290009, records of Skagit County, Washington
Providing: Agreement Waiver of Protest and Special Power of Attorney

Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: August 7, 1979
Auditor's No(s): 7908070034, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

NOTE: We note an instrument purporting to release said easement recorded May 26, 1998, under Auditor's File No. 9805260215, records of Skagit County, Washington.

Notice that this parcel is located near or adjacent to property designated agricultural or forestry land as disclosed by instrument recorded under Auditor's File No. 200606260126, records of Skagit County, Washington.

Easement, including the terms and conditions thereof, granted by instrument:

Recorded: December 3, 2007
Auditor's No.: 200712030214, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Underground electric system, together with necessary appurtenances

Exhibit "A"

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Recording No: 200905290078

Corrected under Auditor's File No. 200909100001

Covenants, conditions and restrictions 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: September 10, 2009

Recording No.: 200909100002

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

Recorded: September 10, 2009

Auditor's No(s).: 200909100002, records of Skagit County, Washington

Imposed By: Brian Hanson et al

City, county or local improvement district assessments, if any.

Assessments, if any, levied by City of Sedro Woolley.

Exhibit "B"

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 03, 2018
between Adam Negrete ("Buyer")
Buyer Buyer
and Emily Swartz ("Seller")
Seller Seller
concerning 904 Sapp Place Sedro Woolley WA 98284 (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.

Authenticated
Adam Negrete 01/03/2018
Buyer 3:47:08 PM PST Date

Authenticated
Emily Patin 01/03/2018
Seller 5:41:52 PM PST Date

Buyer Date

Seller Date