

When recorded return to:

Richard A. Walker and Molly A. Neely-Walker
4816 Cypress Drive
Anacortes, WA 98221



201810290154

10/29/2018 03:20 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035909

CHICAGO TITLE CO.
620035909

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew R. Wigginton and Lindsay A. Wigginton, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Richard A. Walker and Molly A. Neely-Walker, a married couple

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

Lot 17, WOODRIDGE ESTATES, according to the plat thereof recorded in Volume 16 of Plats,
pages 184 through 186, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P111866 / 4699-000-017-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201810290154
OCT 29 2018

Amount Paid \$ **781920**
By **MA** Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED (continued)

Dated: October 16, 2018

Andrew R. Wigginton
Andrew R. Wigginton

Lindsay A. Wigginton
Lindsay A. Wigginton

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Andrew R Wigginton
and Lindsay A Wigginton
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: October 19, 2018



Martin E. Leher
Name: Martin E. LEHR
Notary Public in and for the State of WA
Residing at: La Canner
My appointment expires: 2-9-19

EXHIBIT "A"
Exceptions

1. 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 PLAT OF WOODRIDGE ESTATES:

Recording No: 9708260012

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 17, 1969 and October 29, 1969
Auditor's No(s): 725479 and 732441, records of Skagit County, Washington
In favor of: Port of Anacortes
For: Unobstructed passage of aircraft over said premises
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;
Recorded: August 26, 1997
Auditor's No(s): 9708260013, records of Skagit County, Washington
Executed By: Homestead NW Dev. Co., a Washington corporation
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 26, 1997
Auditor's No(s): 9708260013, records of Skagit County, Washington
Imposed By: Woodridge Estates Owners Association
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Anacortes.

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

09/30/2018

The following is part of the Purchase and Sale Agreement dated _____

between Walker, Richard A. and Walker, Molly A. Neely Walker Buyer
and Andrew R Wigginton Seller Lindsay A Wigginton Seller ("Seller")
concerning 4816 Cypress Dr Address Anacortes City WA 98221 State Zip (the "Property")

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
Richard Walker 09/30/2018
Buyer Date
Authenticated
Molly N Walker 09/30/2018
Buyer Date

Authenticated
Andrew R Wigginton 09/24/2018
Seller Date
Authenticated
Lindsay A Wigginton 09/24/2018
Seller Date