

**When recorded return to:**

Jacob B. Bennett and Nicole M. Bennett  
1007 Sterling Street  
Sedro Woolley, WA 98284



**201811160127**

11/16/2018 03:33 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036409

**CHICAGO TITLE**  
**620036409**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Elena M. Coddington, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jacob B. Bennett and Nicole M. Bennett, a married couple

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

Lot 13, HENDRICKSON ADDITION TO SEDRO WOOLLEY, according to the plat thereof, recorded in Volume 11 of Plats, page 44, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P79555 / 4340-000-013-0006

Subject to:


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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20185087  
NOV 16 2018

Amount Paid \$ 6502.<sup>00</sup>  
Skagit Co. Treasurer  
By *Ham* Deputy


**STATUTORY WARRANTY DEED**  
(continued)

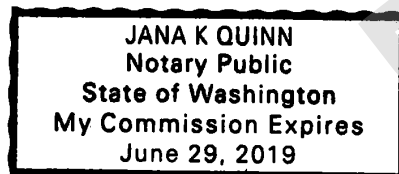
Dated: November 8, 2018

  
Elena M. CoddingtonState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Elena M. Coddington is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 14, 2018

  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2019



## EXHIBIT "A"

### Exceptions

1. 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 HENDRICKSON ADDITION TO SEDRO WOOLLEY:

Recording No: 839681

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
 Recorded: March 11, 1977  
 Auditor's No(s): 852429, records of Skagit County, Washington  
 Executed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife

3. 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."

4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Sedro-Woolley.