

When recorded return to:  
Charles A. Sisson and Karen K. Sisson  
10308 Ridge Place  
Sedro Woolley, WA 98284



**201811300039**

11/30/2018 11:43 AM 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.: 620036250.

**CHICAGO TITLE**  
620036250

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John J. Gural, Personal Representative of The Estate of Robert John Gural and Phyllis Leone Gural

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Charles A. Sisson and Karen K. Sisson, a married couple

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

Lot 3, ROLLING RIDGE ESTATES NO. 2, according to the plat thereof, recorded in Volume 14 of Plats, pages 97 and 98, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P83754 / 4522-000-003-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181130  
NOV 30 2018

Amount Paid \$6680  
Skagit Co. Treasurer  
By *Ma* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 21, 2018

The Estate of Robert John Gural and Phyllis Leone Gural

BY: John J. Gural P.R.  
John J. Gural  
Personal Representative

State of Colorado  
Weed  
County of Larimer Co

I certify that I know or have satisfactory evidence that John J. Gural

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of John Gural and Phyllis Leone Gural to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/24/2018

Lisa J. Weeks  
Name: Lisa J. Weeks  
Notary Public in and for the State of Colorado  
Residing at: 725 N. Namagua Ave, Loveland, Co  
My appointment expires: 10/7/2020

LISA JOYCE WEEKS  
Notary Public  
State of Colorado  
Notary ID # 20164038447  
My Commission Expires 10-07-2020

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
  - Recorded: November 14, 1963
  - Auditor's No.: 643177, records of Skagit County, Washington
  - In favor of: Puget Sound Power & Light Co.
  - For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
  - Granted to: Puget Sound Power & Light Company, a Washington corporation
  - Purpose: underground electric transmission and/or distribution system.
  - Recording Date: November 29, 1989
  - Recording No.: 8911290054
  
3. 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: March 28, 1991
  - Recording No.: 9103280003

Said instrument is a re-recording of instrument(s);

  - Recorded: November 14, 1989 and November 20, 1989
  - Auditors File No(s) 8911140007 and 8911200033
  
4. City, county or local improvement district assessments, if any.

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 October 30, 2018

between Charles A. Sisson Karen K. Sisson ("Buyer")  
Buyer Buyer  
and Gural ("Seller")  
Seller Seller  
concerning 10308 Ridge 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.

Charles A. Sisson 10/30/2018  
Buyer Date

Authenti  
GLJ Sed PR 10/31/2018  
Seller Date  
10/31/2018 12:05:15 PM PDT

Karen K. Sisson 10/30/2018  
Buyer Date

Seller Date