

When recorded return to:
John C Driver and Elizabeth D Driver
9319 Claybrook Road
Sedro Woolley, WA 98284



201812140067

12/14/2018 11:38 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.: 620036889

CHICAGO TITLE
020036889

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alicia M. Terwilliger, who acquired title as Alicia M. Fine and Jacob R. Terwilliger, Wife and Husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to John C Driver and Elizabeth D Driver, a married couple

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

Lot A, of REVISED SEDRO-WOOLLEY SHORT PLAT NO. PL02-0022-REV, recorded December 2, 2004 under Auditor's File No. 200412020095, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P39580 / 350519-2-123-0005,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018-5445
DEC 14 2018

Amount Paid \$ 5,256.00
Skagit Co. Treasurer
By *MG* Deputy

STATUTORY WARRANTY DEED
(continued)

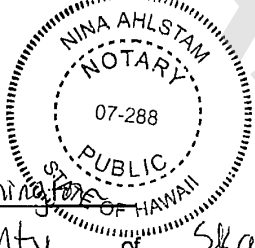
Dated: December 5, 2018

Alicia M Terwilliger
Alicia M. Terwilliger
Jacob R Terwilliger
Jacob R. Terwilliger

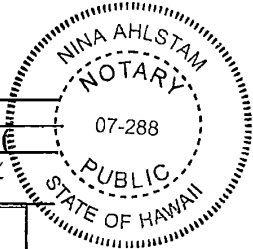
State of Hawaii
City: County of Honolulu

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

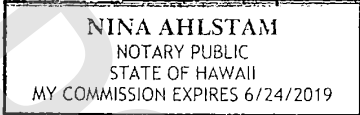
Dated: 12/6/18



Nina Ahlstrom
Name: NINA AHLSTAM
Notary Public in and for the State of HAWAII
Residing at: City: County of Honolulu
My appointment expires: 6/24/19

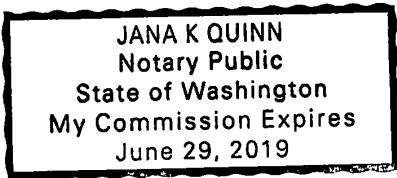


State of Washington
County of Skaagit



I certify that I know or have satisfactory evidence that Jacob R. Terwilliger is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 12 2018



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

EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easerment 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 SKAGIT COUNTY SHORT PLAT NO. 5-87:

Recording No: 8704100001

2. Encroachment by Tract B of Short Plat No. 38-77, recorded under Auditor's File No. 861847, records of Skagit County, Washington, in Volume 2 of short plats, Page 96, as disclosed by said short plat and by survey recorded under Auditor's File No. 8601160018 in Volume 6 of surveys, page 176, affecting the Southerly 6.8 feet, more or less, of the Westerly 161.3 feet of the Easterly 199.57 feet of said premises.

3. Covenants, conditions, and restrictions contained in instrument

Recorded: July 24, 1953

Auditor's No.: 490918, records of Skagit County, WA

As follows:

- A. Shall use the above described premises for residence purposes only.
- B. Shall not erect or move upon said premises a swelling house having a value of less than \$5,000.00.
- C. All buildings shall be completed exteriorly and landscaped within 18 months from commencement of construction or the moving on of an existing structure upon said premises.
- D. No offensive animals shall be kept on the above described premises.
- E. Residences erected shall have inside plumbing; no outhouse may be erected on the above described premises.

4. 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 SKAGIT COUNTY SHORT PLAT NO PL02-0022:

Recording No: 200210150020

5. 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

EXHIBIT "A"

Exceptions
(continued)

REVISED SKAGIT COUNTY SHORT PLAT NO. PL02-0022-REV:

Recording No: 200412020095

6. Order on Variance VA 01 0470 including the terms, covenants and provisions thereof

Recording Date: October 25, 2001

Recording No.: 200110250142

7. 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."

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