

When recorded return to:

Paul J. Marczin
26730 Tronson Road
Arlington, WA 98223



201812210014

12/21/2018 09:29 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1801269M

CHICAGO TITLE
620036411

Statutory Warranty Deed

THE GRANTOR Matthew B. Danner, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Paul J. Marczin, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot20, White Falls Estates, records of Skagit County, Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P70324 / 4039-000-020-003

Dated December 19, 2018

Matthew B. Danner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185526
DEC 21 2018

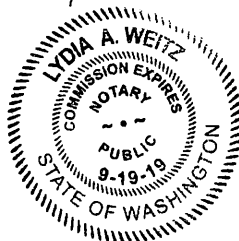
Amount Paid \$ 272.00
Skagit Co. Treasurer
By HB Deputy

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Matthew B. Danner

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: 12/19/18



Notary Public in and for the State of Washington
Residing at Arlington
My appointment expires: 9-19-2019

EXHIBIT A

Lot 20, White Falls Estates, according to the plat thereof, recorded in Volume 8 of plats, page 75, records of Skagit County, Washington.

Situate in Skagit County, Washington.

SUBJECT TO:

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

Recorded: January 24, 1924

Auditor's No.: 171084, records of Skagit County, Washington

In favor of: City of Seattle

For: Electric transmission and/or distribution line, together with necessary appurtenances

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

In favor of: USA

For: Road

Condemned in: USDC #306

Affects: A portion of Government Lot 9, Section 12, of the centerline of the existing road more particularly described as follows: Beginning at a point on the East line of Government Lot 9, Section 12, Township 34 North, Range 9 East of the Willamette Meridian, which lies North 00°10'35" East a distance of 113.01 feet from the Southeast corner of said Government Lot 9; thence North 88°22'19" East a distance of 123.47 feet; thence North 26°03'11" West a distance of 233.89 feet; thence South 63°56'49" West a distance of 120.10 feet ending at a point on the East boundary line of the right-of-way of the County road known as the East Sauk Road from which point it is South 63°56'49" West, a distance of 30 feet to the centerline of said East Sauk Road; thence a distance of 45.00 feet in a Southeasterly direction along a 11,459.2-foot radius curve to the right to the P.T. of said curve; thence South 26°03'11" East a distance of 237.84 feet to the South line of said Government Lot 9; thence South 88°22'19" East a distance of 236.55 feet along the South line to the Southeast corner of said Government Lot 9.

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 **WHITE FALLS ESTATE:**

Recording No: 655573

Covenants, conditions, easements and restrictions, contained in the following instrument;

Recording Date: June 7, 1978

Recording No.: 880990

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 system

Recording Date: May 1, 1979

Recording No.: 7905010014

Affects: Portion of said premises

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 19, 2015

Recording No.: 201510190043

Matters shown: fence line

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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

The following is part of the Purchase and Sale Agreement dated November 21, 2018
between Paul J Marczin ("Buyer")
Buyer Buyer
and Matthew B Danner ("Seller")
Seller Seller
concerning 53673 White Falls Ct Concrete WA 98237 (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.

Authentisign
Paul J Marczin 12/12/2018
Buyer 4:00:41 PM PST Date

Authentisign
Matthew B Danner 12/18/2018
Seller 8:48:11 PM PST Date

Buyer Date

Seller Date