

When recorded return to:  
Alan Potts  
6672 State Route 9  
Sedro Woolley, WA 98284

201901090066

01/09/2019 01:31 PM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036520

CHICAGO TITLE  
620036520

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Marc E. Olhoeft, a married man as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Alan J. Potts, an unmarried person and Jennifer Milton, an  
unmarried person  
the following described real estate, situated in the County of Skagit, State of Washington:

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

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

Lot(s): 1 SKAGIT COUNTY SHORT PLAT 91-065

Tax Parcel Number(s): P35562 / 350401-4-004-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 82

JAN 09 2019

Amount Paid \$ 8104.<sup>00</sup>  
Skagit Co. Treasurer  
By *Mmm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 28, 2018

x *Marc E. Olhoft*  
Marc E. Olhoft

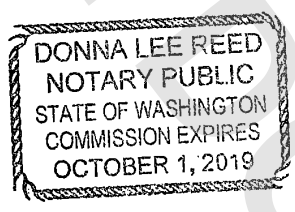
x *Virginia Peck*  
Virginia Peck

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Marc E. Olhoft is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/9/19

*Donna Lee Reed*  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2019



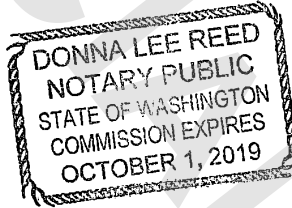
ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty Deed

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Virginia Peck 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: 1/9/19

Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville Wa  
My appointment expires: 10/1/2019



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P35562 / 350401-4-004-0100**

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Lot 1 of Skagit County Short Plat No. 91-065, approved November 14, 1991 and recorded November 15, 1991, under Auditor's File No. 9111150009, records of Skagit County, Washington, in Volume 10, page 29, being a portion of the Northeast ¼ of the Southeast ¼ in Section 1, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
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 SKAGIT COUNTY SHORT PLAT NO. 91-065:

Recording No: 9111150009

2. Declaration of Road Maintenance including the terms, covenants and provisions thereof

Recording Date: October 31, 2003

Recording No.: 200310310218

3. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: July 19, 2004

Recording No.: 200407190001

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**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 19, 2018

between Alan Potts Jennifer Milton ("Buyer")  
Buyer Buyer  
and Marc E Olhoeft ("Seller")  
Seller Seller  
concerning 6672 State Route 9 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.

AuthentisIGN  
Alan Potts 11/19/2018  
Buyer 7:40:02 PM PST Date

Marc E Olhoeft 11/19/2018  
Seller Date

AuthentisIGN  
Jennifer Milton 11/19/2018  
Buyer 7:57:57 PM PST Date

Seller Date