


When recorded return to:
Roy Swihart and Amy Swihart
9419 Soren Road
Sedro Woolley, WA 98284


201901090068
01/09/2019 01:31 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036932

CHICAGO TITLE
620036932

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lynn Torset, 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 Roy Swihart and Amy Swihart, a married couple

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.)

Unit(S):

Tax Parcel Number(s): P67915/ 3966-001-036-0002, P67912/ 3966-001-033-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201983
JAN 09 2019

Amount Paid \$ 8282.⁰⁰
Skagit Co. Treasurer
By *Mum* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 17, 2018

X *Lynn Torset*
Lynn Torset
X *Carol Torset*
Carol Torset

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Lynn Torset and Carol Torset are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/8/19

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

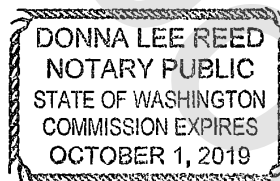


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67915/ 3966-001-036-0002 and P67912/ 3966-001-033-0005

PARCEL 1 (P67912 / 3966-001-033-0005):

LOT 33, TRACT 1, PEAVEY'S ACREAGE TRACTS NO. 1 AND 2, SECTIONS 17, 20, 21, 22 AND 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 37, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL 2 (P67915 / 3966-001-036-0002):

LOT 36, TRACT 1, PEAVEY'S ACREAGE TRACTS NO. 1 AND 2, SECTIONS 17, 20, 21, 22 AND 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 37, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE SOUTH 416 FEET OF THE WEST 208 FEET THEREOF.

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 Peavey's Acreage Tracts No. 1 and 2:

Recording No: 43979

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
Recording Date: June 30, 1925
Recording No.: 185360

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County
Purpose: Temporary Construction Easement
Recording Date: June 19, 2017
Recording No.: 201706190174

Affects: Parcel 2

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by the City of Sedro Wooley.

Buyer Amy Swihart Date 12/06/2018 Signature	Seller Carl St. Louis Date 12/11/18 Signature
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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.

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 land or long-term commercial significance in Skagit County. A variety of Natural Resource Land counteracted 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 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, testing, stockpiling, hauling, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.36, which states:

Buyer Amy Swihart Signature Date	Seller Carl St. Louis Signature Date
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The following is part of the Purchase and Sale Agreement dated December 6, 2018

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 Natural Land Service
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