



201901240072

01/24/2019 11:32 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:
Ward L. Sawatzky and Tammy L. Sawatzky
23076 Ida Lane
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036912

CHICAGO TITLE
620036912

STATUTORY WARRANTY DEED

THE GRANTOR(S) Perry J. Bell, Personal Representative of the Estate of James R. Bell, deceased for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Ward L. Sawatzky and Tammy L. Sawatzky, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 3, SKAGIT COUNTY SHORT PLAT NO. 90-61, approved March 4, 1991, and recorded April 8, 1991, in Volume 9 of Short Plats, page 343, under Auditor's File No. 9104080084, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Southwest Quarter of Section 25, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P96042 / 360425-3-002-0304

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019245
JAN 24 2019

Amount Paid \$ 7658.11
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 21, 2019

Perry J. Bell, Personal Representative of the Estate of James R. Bell, deceased

BY: Perry J. Bell
Perry J. Bell
Personal Representative

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Perry J. Bell

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 Estate of James R. Bell to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/23/19

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

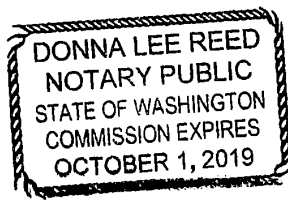


EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
 - Recorded: February 20, 1991
 - Auditor's No.: 9102200055, records of Skagit County, Washington
 - In favor of: Puget Sound Power and Light Company
 - For: Electric transmission and/or distribution line, together with necessary appurtenances

The legal description contained in said easement is not sufficient to determine its exact location within said premises.
2. 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. 90-61:
 - Recording No: 9104080084
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: June 26, 1978
 - Recording No.: 882158

Modification(s) of said covenants, conditions and restrictions

 - Recording Date: May 23, 1988
 - Recording No.: 8805230041
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Granted to: Puget Sound Power & Light Company
 - Purpose: Underground electric transmission and/or distribution system
 - Recording Date: February 20, 1991
 - Recording No.: 9102200055
5. Bylaws for Prairie Acres Water System including the terms, covenants and provisions thereof

EXHIBIT "A"

Exceptions
(continued)

Recording Date: July 15, 2005
Recording No.: 200507150164

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 14, 2016
Recording No.: 201611140051

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Skagit Prairie Acres Community Association.
8. Assessments, if any, levied by Prairie Acres Water System.

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 December 26, 2018
between Ward L Sawatzky Tammy L Sawatzky ("Buyer")
Buyer Buyer
and Estate of James R Bell ("Seller")
Seller Seller
concerning 23076 Ida Lane 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.

Authenticator
Ward L Sawatzky 12/27/2018
Buyer 10:06:59 AM PST Date

Authenticator
Perry Bell 12/27/2018
Seller 5:25:35 PM PST Date

Authenticator
Tammy L Sawatzky 12/27/2018
Buyer 10:08:52 AM PST Date

Seller Date