

When recorded return to:
Kristen Gunderson and Alex Massey
20085 Echo Hill Road
Sedro Woolley, WA 98284



201901250030

01/25/2019 11:04 AM 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.: 620036812

CHICAGO TITLE
620036812

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sharon L. Prouty-Hall, who acquired title as Sharon L. Campbell, a married person as her 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 Kristen Gunderson and Alex Massey, 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.)

Lot(s): 4 SKAGIT COUNTY SHORT PLAT NUMBER 93-034

Tax Parcel Number(s): P105432 / 360421-0-003-0402

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019258

JAN 25 2019

Amount Paid \$ 3565.00

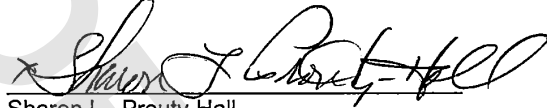
Skagit Co. Treasurer

By HB

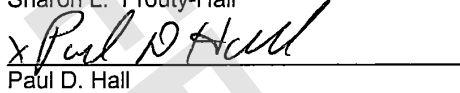
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 15, 2019



Sharon L. Prouty-Hall



Paul D. Hall

State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that


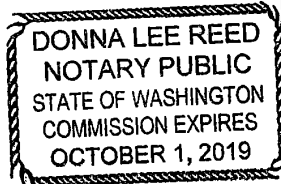
Sharon L. Prouty-Hall and Paul D. Hall
is (are) the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 1/24/19
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Maple Valley, WA
My appointment expires: 10/1/2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P105432 / 360421-0-003-0402

Lot 4 of SKAGIT COUNTY SHORT PLAT NO. 93-034 as approved October 15, 1993, and recorded October 18, 1993, in Volume 11 of Short Plats, page 1, under Auditor's File No. 9310180013, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 21, and a portion of the Northeast Quarter of Section 20, all in Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. 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: | Electric transmission and distribution line |
| Recording Date: | January 12, 1953 |
| Recording No.: | 483833 |
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 NUMBER 68-77:

Recording No: 866239
3. 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: | Electric transmission and/or distribution lines |
| Recording Date: | May 20, 1993 |
| Recording No.: | 9305200062 |
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 NUMBER 93-034:

Recording No: 9310180013
5. 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**

©Copyright 2014
 Northwest Multiple Listing Service
 ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 11, 2019

between Kristen Gunderson Alex Massey ("Buyer")
Buyer Buyer
 and Sharon Proudly-Hall ("Seller")
Seller Seller
 concerning 20085 Echo Hill Road 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.

Authentication
Alex Massey 01/10/2019
1/10/2019 4:10:10 PM PST
 Buyer Date

Sharon Proudly-Hall 1-10-19
 Seller Date

Authentication
[Signature] 01/10/2019
1/10/2019 6:58:16 PM PST
 Buyer Date

Seller Date