

When recorded return to:
Dylan Chase
7261 Cokedale Lane
Sedro Woolley, WA 98284



201901250061

01/25/2019 02:50 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.: 620036989

CHICAGO TITLE
620036989

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hadrian Matei, 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 Dylan Chase, 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 96-087

Tax Parcel Number(s): P38654 / 350508-0-002-0004,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019262
JAN 25 2019

Amount Paid \$ 6235.00
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 17, 2019

Hur

Hadrian Matei

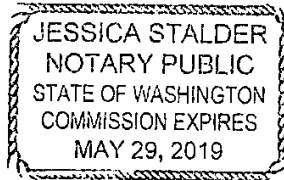
State of Washington
County Skagit of Skagit

I certify that I know or have satisfactory evidence that

Hadrian Matei

(s) are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/22/2019



Jessica Stalder

Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: Mount Vernon
My appointment expires: 5/29/19

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38654 / 350508-0-002-0004

Lot 1 of Short Plat No. 96-0087, approved October 8, 1996, Recorded December 13, 1996, in Volume 12 of Short Plats, Page 170, as Auditor's File No. 9612130139, records of Skagit County, Washington, and being a portion of the South 1/2 of the Northeast 1/4 Section 8, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

Recording Date: December 1, 1916
Recording No.: 116277
Regarding: Minerals or mineral oils rights

No determination has been made as to the current ownership or other matters affecting said reservations.
2. Easement and Road Maintenance Agreement, including the terms, covenants and provisions thereof

Recording Date: October 13, 1992
Recording No.: 9210130037
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: Underground electric transmission and/or distribution system
Recording Date: November 23, 1992
Recording No.: 9211230149
4. Variance including the terms, covenants and provisions thereof

Recording Date: February 8, 1996
Recording No.: 9602080026
5. 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 Short Plat 96-0087:

Recording No: 9612130139
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by the City of Sedro Wooley.

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 05, 2018
between Dylan Chase ("Buyer")
Buyer Buyer
and Hadrian Matei ("Seller")
Seller Seller
concerning 7261 Cokedale 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.

Authentisign
Dylan Chase 12/06/2018
Buyer 1:32:19 AM PST Date

Authentisign
[Signature] 12/06/2018
Seller 10:07:46 AM PST Date

Buyer Date

Seller Date