

When recorded return to:  
Joseph David Ferrario and Cynthia Marie Ferra  
10749 Samish Island Road  
Bow, WA 98232



201903070070

03/07/2019 02:47 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.: 620037227

CHICAGO TITLE

620037227

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jacqueline R. Stegner, Trustee of the Stegner Family Trust, Dated December 20, 1995

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Joseph David Ferrario and Cynthia Marie Ferrario, 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.)

Ptn. NW NE, 35-36-2E, W.M.

Tax Parcel Number(s): P47361 / 360235-0-009-0006, P47432 / 360235-1-010-0001,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019846

MAR 07 2019

Amount Paid \$ 15,295.<sup>20</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 1, 2019

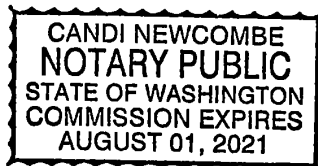
Jacqueline R. Stegner, Trustee of the Stegner Family Trust, Dated December 20, 1995

BY: Jacqueline R. Stegner  
Jacqueline R Stegner  
TrusteeState of Washington  
County of SkagitI certify that I know or have satisfactory evidence that Jacqueline R Stegner

(s) 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 Trustee of the Stegner Family Trust, Dated December 20, 1995 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 5, 2019

Candi Newcombe  
Name: Candi Newcombe  
Notary Public in and for the State of Washington  
Residing at: MT Vernon  
My appointment expires: Aug 1, 2021



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P47361 / 360235-0-009-0006 and P47432 / 360235-1-010-0001**

---

**PARCEL "A":**

The West 6 acres of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 36 North, Range 2 East Willamette Meridian, EXCEPT Road.

**PARCEL "B":**

That portion of Government Lot 3 in Section 35, Township 36 North, Range 2 East Willamette Meridian, described as follows:

Commencing at a point 42 rods and 6 feet (699 feet) East of the Northwest corner of said Government Lot 3; thence East 13 rods (214.5 feet); thence South 64 rods (1056 feet), more or less, to the shore line of Padilla Bay; thence West 13 rods, more or less, to a point due South of the point of beginning; thence North to the point of beginning, EXCEPT Road right of way and EXCEPT the following described tract:

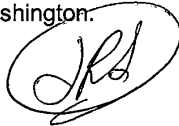
Beginning at a point on the North line of said Government Lot 3, 42 rods and 6 feet (699 feet) East of the Northwest corner thereof; thence South 0° 13' 55" West 440.00 feet to the true point of beginning of this description; thence South 89° 44' 30" East parallel to the North line of said Government Lot 3, 120.0 feet; thence South 0° 13' 55" West to the South line of the County Road; thence East along the South line of said County Road to the East line of the West 913.50 feet of said Government Lot 3; thence South along said East line to the meander line of mean high tide; thence Westerly along said line of mean high tide to a point South 0° 13' 55" West of the true point of beginning; thence North 0° 13' 55" East to the true point of beginning.

**PARCEL "C":**

That portion of Government Lot 3 in Section 35, Township 36 North, Range 2 East Willamette Meridian, described as follows:

Commencing at a point 55 rods and 6 inches (908 feet) East from the Northwest corner of said Government Lot 3; thence East 13 rods; thence South 64 rods, more or less, to the shore line of Padilla Bay; thence West 13 rods; thence North 64 rods to the point of beginning; EXCEPT Road right of way and EXCEPT that portion thereof lying within the boundaries of Parcel "B" herein.

Situate in the County of Skagit, State of Washington.



## EXHIBIT "B"

### Exceptions

1. Drainage and Slope Easement including the terms, covenants and provisions thereof  
Recording Date: April 2, 2018  
Recording No.: 201804020052
2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by Samish Farms Water Association.

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 18, 2019

between Joseph David Ferrario Cynthia Marie Ferrario ("Buyer")  
Buyer Buyer  
and Stegner Family Trust, Jacqueline R Stegner, Surviving ("Seller")  
Seller Seller  
concerning 10749 Samish Island Road Bow WA 98232 (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  
Cynthia M Ferrario 01/18/2019  
Buyer 2:28:34 PM PST Date

Authentisign  
Joseph D Ferrario 01/18/2019  
Buyer 2:32:50 PM PST Date

Authentisign  
Jacqueline Stegner 01/19/2019  
Seller 9:53:35 AM PST Date

Jacqueline R. Stegner 03-05-19  
Seller Date