

When recorded return to:  
Peter Pelissier and Jennifer Gilman  
108 Abbott's Alley  
Sedro Woolley, WA 98284



201903150100

03/15/2019 03:29 PM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037460

CHICAGO TITLE

620037460

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Martha Rose, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Peter Pelissier and Jennifer Gilman, husband and wife

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 , SEDRO WOOLLEY SHORT PLAT NO. SW-SP-2018-186

Tax Parcel Number(s): P77546 / 4177-017-002-0001

SE SE 24-35-4  
M

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019936

MAR 15 2019

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 8, 2019

Martha Rose  
Martha Rose

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Martha Rose is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 11, 2019

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of wa  
Residing at: Arlington  
My appointment expires: 10/27/2022

NOTARY PUBLIC STATE OF WASHINGTON LOUREA L. GARKA License Number 122836 My Commission Expires 10-27-2022
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**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P77546 / 4177-017-002-0001**

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Lot 1, SEDRO WOOLLEY SHORT PLAT NO. SW-SP-2018-186, approved October 10, 2018 and Recorded October 17, 2018 under Skagit County Auditor's File No. 201810170056, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;  
Recorded: April 30, 1958  
Auditor's No.: 564713, records of Skagit County, Washington  
For: That the City reserves for itself easements, and the right to grant to third parties easements, on, over and under the vacated streets, alleys and public ways, for the construction, use, repair and maintenance of public utilities and services
2. Public and private easements, if any, over vacated portion of said premises.
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: January 15, 2016  
Recording No.: 201601150037  
Matters shown: Encroachment of a fence onto Metcalf Street right of way by approximately 1.0 feet and encroachment of a fence onto property to the North of Parcel A by approximately 3.6 feet; Possible encroachment of a fence onto the Southerly line of Parcel B by varying amounts.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy, Inc.  
Purpose: Utility systems  
Recording Date: September 18, 2017  
Recording No.: 201709180194
5. Permanent Sormwater Control Facilities Operation and Maintenance (O&M) Manual including the terms, covenants and provisions thereof  
  
Recording Date: May 25, 2018  
Recording No.: 201805250004
6. 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 SEDRO WOOLLEY S/P #SW-SP-2018-186:  
  
Recording No: 201810170056
7. City, county or local improvement district assessments, if any.

**EXHIBIT "B"**  
Exceptions  
(continued)

8. Assessments, if any, levied by City of Sedro Woolley.
9. Assessments, if any, levied by Abbott's Alley Cats Association.

Form 229  
Skagit Right-to-Manager 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

02/22/2019 2/22/19  
[79] mr  
[339] mr

The following is part of the Purchase and Sale Agreement dated 2/14/2019

between Jennifer Gilman, Peter Pelissier (Buyer)

Martha Rose (Seller)

concerning 108 Abbott's Alley 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-Manager 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.

X Jennifer Gilman 02/22/2019  
Buyer 3:34:42 PM PST Date

Martha Rose 10/30/18  
Seller Date

X Peter Pelissier 02/22/2019  
Buyer 3:27:21 PM PST Date

Seller Date