

When recorded return to:
Neil D. Cobb
1101 Rhodes Road
Sedro Woolley, WA 98284



201903220065

03/22/2019 01:33 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037508

CHICAGO TITLE
620037508

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bradley Johnson and Rebecca Johnson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Neil D. Cobb, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Tract 2 of Sedro-Woolley Short Plat No. SW-05-95, approved February 1, 1996, recorded February 15, 1996, in Volume 12, page 77 of Short Plats, under Auditor's File No. 9602150081, records of Skagit County, Washington; being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 35 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P37697 / 350426-1-004-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

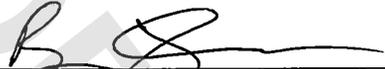
20191029

MAR 22 2019

Amount Paid \$ 5469.⁶⁰
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

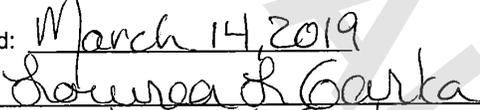
Dated: March 15, 2019


Bradley Johnson

Rebecca Johnson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Bradley Johnson and Rebecca Johnson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 14, 2019

Name: Lourea L. Garka
Notary Public in and for the State of USA
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

EXHIBIT "A"
Exceptions

1. Agreement including the terms, covenants and provisions thereof

Recording Date: February 15, 1996
Recording No.: 9602150080

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. SW-05-95:

Recording No: 9602150081

3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by Sedro Woolley.

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 February 23, 2019

between Neil D Cobb ("Buyer")
Buyer

and Bradley Johnson Rebecca Johnson ("Seller")
Seller Seller

concerning 1101 Rhodes Rd 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.

Neil D Cobb 2.23.19
Buyer Date

AuthentisIGN
Bradley Johnson *RS* 02/24/2019
Seller 7:04:02 PM PST Date

Buyer Date

AuthentisIGN
Rebecca Johnson *RA* 02/24/2019
Seller 7:01:26 PM PST Date