

201904050069  
04/05/2019 01:45 PM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

**When recorded return to:**

Lois S Moore  
Michael Karpinko and Lois S. Moore, Co-Trustees  
of the Michael Karpinko & Lois Moore Living Trust  
dated August 17, 2005  
118 Abbott's Alley  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037627

**CHICAGO TITLE**  
620037627

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Martha Rose, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael Karpinko and Lois S. Moore, Co-Trustees of the Michael Karpinko & Lois Moore Living Trust dated August 17, 2005

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): 2 Sedro Woolley Short Plat No. SW-SP-2018-186 *being pin lots 1 & 2, Block 77, Town of Woolley*

Tax Parcel Number(s): P134456/4177-017-0032-0002,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20191215  
APR 05 2019

Amount Paid \$6,724.50  
Skagit Co. Treasurer  
By *mam* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: April 2, 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: April 03, 2019

Jana K Quinn

Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2019

JANA K QUINN  
Notary Public  
State of Washington  
My Commission Expires  
June 29, 2019

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P134456/4177-017-0032-0002**

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LOT 2, SEDRO WOOLLEY SHORT PLAT NO. SW-SP-2018-186, APPROVED OCTOBER 10, 2018  
AND RECORDED OCTOBER 17, 2018 UNDER SKAGIT COUNTY RECORDING NO. 201810170056,  
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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 by approximately 3.6 feet
  
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  
Affects: As constructed
  
5. Permanent Stormwater 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 Short Plat No. 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 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 March 6, 2019  
between Michael Karpinko + Lois Moore ("Buyer")  
Buyer Buyer  
and Martha Rose ("Seller")  
Seller Seller  
concerning 118 Abbott's Alley Sedro Woolley Wa (the "Property")  
Address City State Zip 98284

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.

Tim 3/13/19 Martha Rose 3/13/19  
Buyer Date Seller Date

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Buyer Date Seller Date