



201905100046

05/10/2019 10:41 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Ryan John Brownfield
509 Bennett Street
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.: 620037864

CHICAGO TITLE
620037864
STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul V. Williams and Gina J. Williams, 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 Ryan John Brownfield, an unmarried person

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

Lot 3 and the West Half of Lot 4, Block 10, PLAT OF THE TOWN OF SEDRO, according to the
Plat recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P75371 / 4149-010-004-0017

Subject to:

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


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191747
MAY 10 2019

Amount Paid \$ 5149.20
Skagit Co. Treasurer
By *MG* Deputy

STATUTORY WARRANTY DEED
(continued)

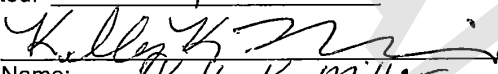
Dated: May 3, 2019



Paul V. Williams

Gina J. WilliamsState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Paul V. Williams and Gina J. Williams 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: 5-6-19


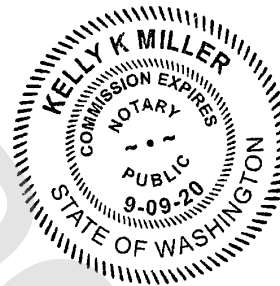
Name: Kelly K. Miller
Notary Public in and for the State of WA
Residing at: Mount Vernon
My appointment expires: 9-9-2020

EXHIBIT "A"
Exceptions

1. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005
Recording No.: 9502230028 and 200504040073

2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by City of 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 April 02, 2019
 between Ryan John Brownfield ("Buyer")
Buyer
 and Paul V Williams Gina J Williams ("Seller")
Seller
 concerning 509 Bennett St 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
Ryan Brownfield 04/03/2019
Buyer Date

Buyer Date

Paul V Williams 4/4/19
 Seller Date

Gina J Williams 4/4/19
 Seller Date