



201905140084

05/14/2019 04:24 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:
Wayne Brusseau
30733 State Route 20
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.: 620038294

CHICAGO TITLE STATUTORY WARRANTY DEED

THE GRANTOR(S) Racheal F. Scholler, 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 Wayne Brusseau, an unmarried person

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, 18-35-6

Tax Parcel Number(s): P41620 / 350618-1-005-0105, P100998 / 350618-1-005-0303

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191791
MAY 14 2019

Amount Paid \$ 1498.42
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 8, 2019

Racheal F Scholler
Racheal F. Scholler

State of WASHINGTON
County of SNOHOMISH

I certify that I know or have satisfactory evidence that
Racheal F Scholler
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: May 10, 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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41620 / 350618-1-005-0105 and P100998 / 350618-1-005-0303

For APN/Parcel ID(s): P41620 / 350618-1-005-0105 and P100998 / 350618-1-005-0303

That portion of the Northwest Quarter of the Northeast Quarter, Section 18, township 35 North, Range 6

East, W.M., lying North of the north line of State Highway No. 17A, (Now Highway 20) as condemned by decree entered April 28, 1960 in Superior Court of Skagit County Cause No. 25060; and lying within the

boundaries of the following description tract:

Beginning at the Southeast corner of said Northwest Quarter of the Northeast Quarter:

thence North 1,435.5 feet, more or less, to the Southerly line of the Puget Sound and Baker River

Abandoned Railroad right of way:

Thence Westerly along said Southerly line 412.5 feet;

Thence South to Southerly line of said sub-division;

Thence East along said Southerly line to point of beginning.

TOGETHER WITH a 1979 60x14 Belmont Manufactured Home, Serial Number 8156, title of which has not been eliminated.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Underground electric transmission and/or distribution system
Recording Date: November 19, 1991
Recording No.: 9111190062

2. City, county or local improvement district assessments, if any.

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 _____

between _____ ("Buyer")

Buyer Buyer

and **Racheal F Scholler** ("Seller")

Seller Seller

concerning **30733 State Route 20** **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
04/26/2019
[Signature]
Date

Racheal Scholler 6/19/18
Seller Date

Buyer Date

Seller Date