

When recorded return to:
Tanner McCoy
37316 Fieldstone Court
Sedro Woolley, WA 98284



201905230081

05/23/2019 03:50 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.: 620037137

CHICAGO TITLE

020037137

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert J. Svoboda and Marla J. Svoboda, 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 Tanner McCoy, a married man, subject to the community interest of a spouse

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.)

Parcel "E" SPL No. 96-0088, AFN 9810290053 (Bk. 13/Pgs. 180-181) being ptn. SW SE

Tax Parcel Number(s): P113726/350411-4-004-0500

11-35-4 (MD)

Subject to:

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


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191943

MAY 23 2019

Amount Paid \$1820.60
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 18, 2019



Robert J. Svoboda



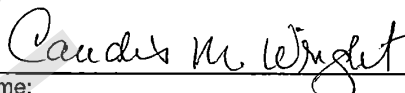
Maria J. Svoboda

State of WASHINGTON

County of Grays Harbor

I certify that I know or have satisfactory evidence that Robert J. Svoboda and Marla J. Svoboda 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: May 21, 2019

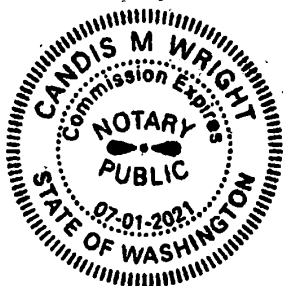


Name: _____

Notary Public in and for the State of _____

Residing at: _____

My appointment expires: _____



**Notary Public in for Washington State
Residing in Grays Harbor County
My appointment expires July 1, 2021
Candis M Wright**

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P113726/350411-4-004-0500

Parcel "E" of Short Plat No. 96-0088, approved October 26, 1998, recorded October 29, 1998, in Book 13 of Short Plats, pages 180 and 181, under Auditor's File No. 9810290053, records of Skagit County, Washington, and being a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11, Township 35 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as established by instrument recorded September 17, 1998, under Auditor's File No. 9809170048, records of Skagit County, Washington, and further extended over and across a "30 foot driveway easement" as shown on said Short Plat.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

Amendment Survey:

Recording Date: January 28, 1993
Recording No.: 9301280001

1. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 30, 1992
Recording No.: 9211300115

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

Purpose: Access and utilities
Recording Date: February 24, 1993
Recording No.: 9302240074
Affects: Portion of Lot 1, Short Plat No. 91-12, Recording No. 9105060007 and
Amendment Recording No. 9301280001

3. 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 and appurtenances
Recording Date: August 11, 1994
Recording No.: 9408110071
Affects: As constructed

4. Skagit County Conditional Agreement and the terms and conditions thereof:

Recording Date: October 12, 1994
Recording No.: 9410120002
Regarding: Alternative Sewage Disposal System

5. 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

EXHIBIT "B"Exceptions
(continued)

the extent that said covenant or restriction is permitted by applicable law, as set forth on Record of Survey:

Recording No: 9605010056

6. Non-Exclusive Easement and Maintenance Declaration and the terms and conditions thereof:

Recording Date: September 17, 1998

Recording No.: 9809170048

7. 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 Short Plat:

Recording No: 9810290053

8. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: October 23, 2018

Recording No.: 201810230096

9. Any question that may arise due to shifting and changing in the course, boundaries or high water line of unnamed creek.
10. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
11. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
12. 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 January 04, 2019
between Tanner McCoy ("Buyer")
Buyer Buyer
and Robert & Marla Svoboda ("Seller")
Seller Seller
concerning 7753 Kathy Lane 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.

Authorized
Tanner McCoy 01/05/2019
Buyer Date
01/05/2019 12:03:04 PM PST

Authorized Robert Svoboda 5/21/19
Robert Svoboda 01/07/2019
Seller Date
01/07/2019 2:53:28 PM PST
Authorized Marla Svoboda 5-21-19
Marla Svoboda 01/07/2019
Seller Date
01/07/2019 2:50:30 PM PST