

When recorded return to:  
Jade C. Anderson  
914 Presidio Place  
Sedro Woolley, WA 98284



**201905310074**

05/31/2019 01:22 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.: 620038402

**CHICAGO TITLE**  
**020038402**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Carrie Curtin and Benjamin Scott Curtin, a married couple

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

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

Lot 27, PLAT OF SUMMER MEADOWS, according to the plat thereof, recorded in Volume 15 of  
Plats, pages 176 through 178, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P107010 / 4630-000-027-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**2019 2075**

**MAY 31 2019**

Amount Paid \$ **6502.00**  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 28, 2019

*Carrie Curtin*

Carrie Curtin

*Benjamin Scott Curtin by  
Carrie Curtin his attorney in fact.*

Benjamin Scott Curtin by Carrie Curtin  
his Attorney in Fact

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Carrie Curtin is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Power of Attorney of Benjamin Scott Curtin to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: MAY 28, 2019

Notary Public  
State of Washington  
Katheryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

*Katheryn A Freeman*  
Name: Katheryn A Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2022

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Carrie Curtin 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: MAY 28, 2019

*Katheryn A Freeman*

Name: Katheryn A Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2022

Notary Public  
State of Washington  
Katheryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**STATUTORY WARRANTY DEED**  
(continued)

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF SUMMER MEADOWS:

Recording No: 9407130077

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

Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line,  
together with necessary appurtenances

Recording Date: February 1, 1994  
Recording No: 9402010068

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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-1-78:

Recording No: Volume 2 of Short Plats, page 180

4. 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: July 15, 1994  
Recording No.: 9407150146

5. Covenants, conditions, restrictions and easements 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

**EXHIBIT "A"**Exceptions  
(continued)

Recording Date: June 6, 1995  
Recording No.: 9506060018

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:  
  
Imposed by: Cornerstone Court, Joint Venture  
Recording Date: July 15, 1994 and June 6, 1995  
Recording No.: 9407150146 and 9506060018
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Sedro Woolley.
10. Assessments, if any, levied by Summer Meadows Community.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

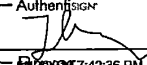
The following is part of the Purchase and Sale Agreement dated May 12, 2019  
between Jade Anderson ("Buyer")  
Buyer Buyer  
and Carrie Curtin Benjamin Scott Curtin ("Seller")  
Seller Seller  
concerning 914 5919 Sedro Woolley WA 98232 (the "Property")  
Address City State Zip


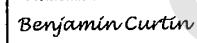
Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

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  
  
05/12/2019  
Buyer Date  
05/12/2019 7:42:36 PM PDT

AuthentISIGN  
  
05/13/2019  
Seller Date  
05/13/2019 5:31:02 PM PDT  
AuthentISIGN  
  
05/13/2019  
Seller Date  
05/13/2019 5:31:55 PM PDT