



201906040082

06/04/2019 03:05 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Jean R. Eagleston and Terry F. Sapp
804 Ferry 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.: 620038145

CHICAGO TITLE
620038145

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric K. Swedelius, 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 Jean R. Eagleston and Terry F. Sapp, a married couple

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

LOT 20, "PLAT NO. 1, SEDRO HOME ACREAGE, SKAGIT COUNTY, WASHINGTON, 1904" AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON:

EXCEPT THE NORTH 60 FEET OF THE WEST 120 FEET THEREOF;

AND EXCEPT THE SOUTH 20 FEET THEREOF FOR STREET.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P77099 / 4171-001-020-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2139
JUN 04 2019

Amount Paid \$8175.²⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 28, 2019



Eric K. Swedelius

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Eric K. Swedelius is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 29, 2019


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"
Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by 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 13, 2019
between Jean R Eagleston Terry F Sapp ("Buyer")
Buyer Buyer
and Eric K Swedelius ("Seller")
Seller
concerning 804 ~~5919~~ Sedro Woolley WA ⁹⁸²⁸⁴ 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.

Authenti
Jean R Eagleston 04/13/2019
Buyer 3:28:56 PM PDT Date

 4-15-19
Seller Date

Authenti r
Terry F Sapp 04/13/2019
Buyer 3:24:03 PM PDT Date

Seller Date