

When recorded return to:  
Candace Johnson and Johnnie Johnson  
3077 Swan Road  
Mount Vernon, WA 98273



**201906070036**

06/07/2019 11:42 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038473

**CHICAGO TITLE**

620038473

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Cheryl Nicholson, 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 Candace Johnson and Johnnie Johnson, a married couple

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.)

Lot(s): E/2 5 thru 8 Block: 2 Plat of the Town of Conway

Tax Parcel Number(s): P72935 / 4098-002-008-0102

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 2180  
JUN 07 2019

Amount Paid \$ 21675.00  
By *MA* Skagit Co. Treasurer Deputy

## STATUTORY WARRANTY DEED

(continued)

Dated: June 6, 2019

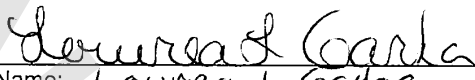
  
Cheryl Nicholson

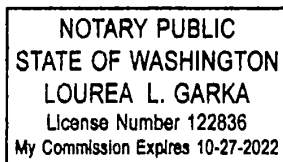
State of WASHINGTONCounty of SNOHOMISH

I certify that I know or have satisfactory evidence that

Cheryl Nicholson  
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: June 7, 2019

  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 10/27/2022



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P72935 / 4098-002-008-0102**

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THE EAST ½ OF LOTS 5, 6, 7 AND 8 BLOCK 2, "PLAT OF THE TOWN OF CONWAY, SKAGIT COUNTY, WASH. ", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER. WITH THAT PORTION OF VACATED BROADWAY AVENUE WHICH HAS REVERTED TO SAID PREMISES BY OPERATION OF LAW;  
EXCEPT THAT PORTION DEEDED TO SKAGIT COUNTY FOR ROAD PURPOSES BY INSTRUMENT DATED JUNE 1, 1967, RECORDED JUNE 9, 1967 UNDER RECORDING NO. 700329.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. 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."
3. 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 May 9, 2019

between Candace Johnson Johnnie Johnson ("Buyer")  
Buyer Buyer  
and Cheryl Nicholson ("Seller")  
Seller Seller  
concerning 18563 Main St Conway WA 98273 (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.

Candace L. Johnson June 3 2019 Cheryl Nicholson 6-7-19  
Buyer Date Seller Date  
Johnnie M. Johnson June 3 2019  
Buyer Date Seller Date