



201906100119

06/10/2019 01:42 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

When recorded return to:
Robin L. Peters
19956 Park Ridge Lane
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.: 620037422

CHICAGO TITLE
020037422

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bertrum J. Paque Jr. who acquired title as B. Joseph Paque and Nancy L. Paque, 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 Robin L. Peters, a single woman

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): 8 HIDDEN MEADOWS 5 ACRE PARCEL MAP NO. 518-81

Tax Parcel Number(s): P50523 / 360432-4-003-0807

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2228
JUN 10 2019

Amount Paid \$ 10,017.50
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 5, 2019

Bertrum J. Paque Jr.
Bertrum J. Paque Jr.

Nancy L. Paque
Nancy L. Paque

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Bertrum J. Paque Jr. and Nancy L. Paque 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: June 6, 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): P50523 / 360432-4-003-0807

PARCEL A:

Tract 8 of SKAGIT COUNTY SHORT PLAT NO. 518-81, as approved July 6, 1981, and recorded July 7, 1981, in Volume 5 of Short Plats, pages 91 through 93, under Auditor's File No. 8107070003, records of Skagit County, Washington; being a portion of Section 32, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities over, under and across certain roadways shown as Tract A on the face of said Skagit County Short Plat No. 518-81 and as set forth in declaration of easements, covenants and road maintenance agreement recorded under Auditor's File No. 8109140012, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Declaration of Easements and Road Maintenance Agreement as contained in instrument
Recording Date: September 14, 1981
Recording No.: 8109140012
2. Reservation of minerals in favor of Joseph R. Fredericks and Nellie Fredericks, husband and wife
Recording Date: September 15, 1955
Recording No.: 524149
3. Exceptions and reservations as contained in Deed
Recording Date: May 15, 1979
Recording No.: 7905150064
4. 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 Skagit County Short Plat No. 518-81:
Recording No: 8107070003
5. 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 7, 1981 and September 14, 1981
Recording No.: 8107070002 and 8109140012
Modification(s) of said covenants, conditions and restrictions
Recording Date: April 1, 1982
Recording No.: 8204010025
6. Terms and conditions of those Articles of Incorporation of Hidden Meadows Community Association
Recording Date: July 7, 1981

EXHIBIT "B"Exceptions
(continued)

Recording No.: 8107070001

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recording Date: July 7, 1981
Recording No.: 8107070002

8. Easement and Adoption of CC&R's including the terms, covenants and provisions thereof

Recording Date: September 29, 2006
Recording No.: 200609290118

9. 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: Electric transmission and/or distribution line
Recording Date: February 19, 1982
Recording No.: 8202190001

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

Granted to: John and Margaret Maxwell and William and Mary Thramer
Purpose: Ingress, egress and utilities
Recording Date: December 31, 1987
Recording No.: 8712310062

Amended by Recording No. 8909050082

11. Alternative Sewage System Installation Agreement including the terms, covenants and provisions thereof

Recording Date: February 28, 1991
Recording No.: 9102280062

12. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 9, 1998
Recording No.: 9806090031
Matters shown: Possible fence encroachment

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

EXHIBIT "B"
Exceptions
(continued)

14. Assessments, if any, levied by Hidden Meadows Property Owners Association.

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 12, 2019
between Robin Peters ("Buyer")
Buyer J Bertrum Paque and Nancy L Paque ("Seller")
Seller Seller
concerning 19956 Park Ridge 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.

Robin L. Peters 4-12-19
Buyer Date

Buyer Date

J Bertrum Paque 06/06/19
Seller Date

Nancy L Paque 06/06/19
Seller Date

