

When recorded return to:
Jay Dellinger and Tonia Dellinger
6489 State Route 9
Sedro Woolley, WA 98284



201906140036

06/14/2019 11:41 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.: 620038273

CHICAGO TITLE

020038273

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian J. Hoyle and Cristy L. Hoyle, 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 Jay Dellinger and Tonia Dellinger, 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): Ptn. G.L. 5 and 6 6-35-5E, W.M.

Tax Parcel Number(s): P38524 / 350506-0-024-0000, P38511 / 350506-0-019-0106

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192325

JUN 14 2019

Amount Paid \$6,849.¹⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 10, 2019



Brian J. Hoyle

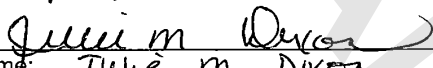


Cristy L. Hoyle

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Brian J. Hoyle and Cristy L. Hoyle 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: 6/12/19



Name: Julie M Dixon
Notary Public in and for the State of Wash
Residing at: Camano Island
My appointment expires: 2/2/2022

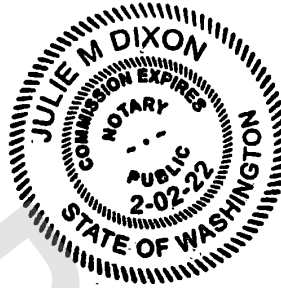


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38524 / 350506-0-024-0000 and P38511 / 350506-0-019-0106

Parcel "A":

That portion of Government Lot 5, Section 6, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the intersection of the South line of said Government Lot 5 with the East line of State Highway No. 1-A; thence East along the South line of said Government Lot, 528 feet; thence North 165 feet; thence West to the East line of said highway; thence South to the point of beginning.

Parcel "B":

The North 30 feet of Government Lot 6 of Section 6, Township 35 North, Range 5 East, W.M.; EXCEPTING therefrom the East 254.6 feet; ALSO EXCEPT the right-of-way for State Highway along the West line thereof.

All situated in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

In Favor of: Puget Mill Company, a corporation
Recording No.: 216135 and 268474
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 28, 2019

between <u>Jay Dellinger</u>	<u>Tonia Dellinger</u>	("Buyer")
<small>Buyer</small>	<small>Buyer</small>	
and <u>Brian Hoyle</u>	<u>Cristy Hoyle</u>	("Seller")
<small>Seller</small>	<small>Seller</small>	
concerning <u>6489 State Route 9</u>	<u>Sedro Woolley</u>	<u>WA 98284</u> (the "Property")
<small>Address</small>	<small>City</small>	<small>State Zip</small>

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.

<u>Jay Dellinger</u>	<u>4-28-19</u>	<u>Tonia Dellinger</u>	<u>4-28-19</u>
<small>Buyer</small>	<small>Date</small>	<small>Seller</small>	<small>Date</small>
<u>Tonia C. Dellinger</u>	<u>4-28-19</u>	<u>Cristy Hoyle</u>	<u>4/28/19</u>
<small>Buyer</small>	<small>Date</small>	<small>Seller</small>	<small>Date</small>