

When recorded return to:  
Lauren Van Der Pol  
833 Ferry Street  
Sedro Woolley, WA 98284



**201906190064**

06/19/2019 01:29 PM 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.: 620038525

**CHICAGO TITLE**

020038525

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Suzanne Rizzo and Michael Rizzo, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Lauren Van Der Pol, an unmarried person

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:

Ptn. Tract 11, Plate No. 1, SEDRO HOME ACREAGE

Tax Parcel Number(s): P77064 / 4171-001-011-0018

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 2427  
JUN 19 2019

Amount Paid \$ 4,775.<sup>40</sup>  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 12, 2019

Suzanne M Rizzo  
Suzanne Rizzo

[Signature]  
Michael Rizzo

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Suzanne Rizzo and Michael Rizzo  
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 18, 2019

[Signature]  
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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P77064 / 4171-001-011-0018**

---

That portion of the East Half of Tract 11, Plate No. 1, SEDRO HOME ACREAGE, according to the plat thereof, recorded in Volume 3 of Plats, page 39, records of Skagit County, Washington;

EXCEPT the North 20 feet thereof;

AND EXCEPT that portion of the East Half of Tract 11, Plate No. 1, SEDRO HOME ACREAGE, recorded in Volume 3 of Plats, page 39, described as follows:

Beginning at the midpoint of the East line of Tract 11, which point is approximately 175 feet from the centerline of Ferry Street;  
Thence South 87°55'13" West, a distance of 77.96 feet to the midpoint of the West line of the East Half of said Tract 11;  
Thence South 02°04'39" East along said West line, a distance of 10.00 feet to the Northwest corner of that parcel described in Statutory Warranty Deed to Keith L. Sorestad and Cynthia J. Sorestad under Auditor's File No. 8808300032, records of Skagit County, Washington;  
Thence North 87°55'13" East along the North line of said parcel, a distance of 77.96 feet to the East line of said Tract 11;  
Thence North 02°04'39" West along said East line, a distance of 10.00 feet to the point of beginning;

AND ALSO EXCEPT the South Half of said East Half of said Tract 11, Plate No. 1, SEDRO HOME ACREAGE.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: August 30, 2016  
Recording No.: 201608300090  
Matters shown: fence, driveway and garage
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.
4. 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 15, 2019  
between Lauren Van Der Pol ("Buyer")  
and Rizzo ("Seller")  
concerning R33 Ferry Street Sedro Woolley WA 98284 (the "Property")

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.

[Signature] 05/16/2019  
Buyer Date

[Signature] 5-21-19  
Seller Date

Buyer Date

[Signature] 5/21/19  
Seller Date