

When recorded return to:
Bethany Blacksher
1018 Cook Road
Sedro Woolley, WA 98284



201906280125

06/28/2019 02:09 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038090

CHICAGO TITLE CO.
620038090

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shelley Camacho, an unmarried woman and Allen Alexander, an unmarried man
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Bethany Blacksher, a single person

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

LOT 2, CITY OF SEDRO-WOOLLEY SHORT PLAT NO. 2018-201, AS PER THE PLAT
THEREOF RECORDED UNDER RECORDING NO. 201812240090, RECORDS OF SKAGIT
COUNTY.

SITUATE IN THE CITY OF SEDRO WOOLLEY, COUNTY OF SKAGIT, STATE OF
WASHINGTON.

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

Tax Parcel Number(s): P134514 / 350423-0-054-0103,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2644
JUN 28 2019

Amount Paid \$4,722⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 26, 2019

Shelley Camacho
Shelley Camacho

Allen Alexander
Allen Alexander

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Shelley Camacho is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 28, 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

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Allen Alexander 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: June 28, 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"
Exceptions

1. 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 system
Recording Date:	November 25, 1987
Recording No.:	8711250057
Affects:	Portion of premises

2. Right To Manage Natural Resource Lands Disclosure and the terms and conditions thereof:

Recording Date:	September 29, 2017
Recording No.:	201709290101

3. 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 Short Plat No. SP-2018-201:

Recording No: 201812240090

4. Declaration of Easement for Driveway and Utilities and the terms and conditions thereof:

Recording Date:	December 24, 2018
Recording No.:	201812240091

The cost of maintenance, repair, replacement, and improvement of easement area shall be shared by the owners of Lots 1 and 2 of the Short Plat.

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

6. Assessments, if any, levied by Sedro Woolley.

7. 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

EXHIBIT "A"Exceptions
(continued)

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."