



201907050043

07/05/2019 11:23 AM Pages: 1 of 4 Fees: \$104.50
Skagit County Auditor

When recorded return to:
Kara Lynn Moore and Rodger Moore
508 Cascade Vista Drive
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620038621

Escrow No.: 620038621

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clyde L. Martin, a married person as his separate property
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kara Lynn Moore and Rodger Moore, wife and husband

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 1 of CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-09-98, as approved November 11,
2001, and recorded December 14, 2001, under Auditor's File No. 200112140118, records of Skagit
County, Washington; being a portion of Lots 9 and 10, Plat of Metcalfe Meadows, according to the
plat thereof recorded in Volume 16 of Plats, page 204, records of Skagit County, Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P113068 / 4706-000-010-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2768
JUL 05 2019

Amount Paid \$ 5,469.60
Skagit Co. Treasurer
By *mlm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 20, 2019

Clyde L. Martin
Clyde L. Martin

Rhonda Martin
Rhonda Martin

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Clyde L. Martin and Rhonda Martin 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 24, 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. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-09-98:

Recording No: 200112140118

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: May 22, 2000
Recording No.: 200005220077
In favor of: Cascade Natural Gas Corp.
For: Natural gas pipe line or pipelines
Affects: Southerly 5 feet of said premises

3. Terms and conditions of City of Sedro Woolley Certificate for Ordinance and the terms and conditions thereof:

Recording Date: November 10, 1994
Recording No.: 9411100032

4. Agreement(s), including the terms and conditions thereof;

Between: City of Sedro Woolley, and Stewart Metcalfe and Teresa L. Grage,
husband and wife
Recording Date: December 14, 2001
Recording No.: 200112140119
Recording No.: 200112140120

5. 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,

EXHIBIT "A"Exceptions
(continued)

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Sedro Woolley.