



201907180031

07/18/2019 11:39 AM Pages: 1 of 5 Fees: \$105.50
Skagit County Auditor

When recorded return to:
Scott Cooper
10434 Hendrickson 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.: 620037987

CHICAGO TITLE
020037987

STATUTORY WARRANTY DEED

THE GRANTOR(S) Margaret McAleer, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Scott Cooper, an unmarried person, as his separate estate

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.)

Ptn, SE NW, 30-35-6E, W.M.

Tax Parcel Number(s): P42093 / 350630-2-008-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2979
JUL 18 2019

Amount Paid \$ 2024.06
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 5, 2019

Margaret McAleer
Margaret McAleer

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Margaret McAleer 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: July 17 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Armaton
My appointment expires: 06/29/2023

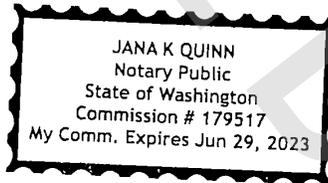


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P42093 / 350630-2-008-0005

PARCEL A:

That portion of the North Half of the South one-third of the Southeast Quarter of the Northwest Quarter, Section 30, Township 35 North, Range 6 East of the Willamette Meridian, lying Westerly of the centerline of that certain road easement as described in declaration of easement recorded May 19, 1970, under Auditor's File No. 739124, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

An easement set forth in Declaration of Easement recorded under Skagit County Auditor's File Nos. 738432 and 739124, records of Skagit County, Washington. Said easements being 60 feet in width; for ingress, egress and installation of utilities.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 19, 1970 and April 29, 1970
Auditor's No(s): 739124 and 738432, records of Skagit County, Washington
In favor of: Present and Future Owners
For: Ingress, egress and installation of utilities
Affects: The Easterly 30 feet of said premises
2. Skagit County Conditional Agreement - Alternative Sewage System Installations and the terms and conditions thereof

Recording Date: April 10, 1995
Recording No.: 9504100068
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. 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**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 31, 2019
between Scott Cooper ("Buyer")
Buyer Buyer
and Margaret Mcaleer ("Seller")
Seller Seller
concerning 10434 Hendrickson 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.



Buyer 1 Jun 19
Date

Authentisign


Margaret Mcaleer 06/01/2019
Seller 06/01/2019 6:30:17 PM PDT Date

Buyer Date

Seller Date