



201907250103

07/25/2019 03:45 PM Pages: 1 of 6 Fees: \$106.50
Skagit County Auditor

When recorded return to:
Jerome Gingerich and Jennifer Gingerich
17380 Samish Heights Road
Bow, WA 98232

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038987

CHICAGO TITLE

020038987

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott Carson, 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 Jerome Gingerich and Jennifer Gingerich, 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.)

Ptn. NE NW, 12-35-3E, W.M.

Tax Parcel Number(s): P34134 / 350312-2-002-0220

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20193120

JUL 25 2019

Amount Paid \$ 11,308.00

Skagit Co. Treasurer

By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 22, 2019



Scott Carson

State of WASHINGTON
County of ~~SKAGOT~~ King
nk

I certify that I know or have satisfactory evidence that Scott Carson 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 24, 2019


Name: Nicole S. Kerner
Notary Public in and for the State of Washington
Residing at: Sammamish, WA
My appointment expires: 12-19-22

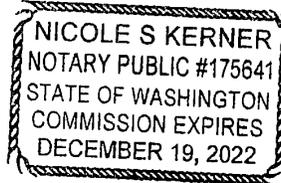


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P34134 / 350312-2-002-0220

The East Half of the East Half of the West Half of the Northeast Quarter of the Northwest Quarter of Section 12, Township 35 North, Range 3 East of the Willamette Meridian;

EXCEPT the North 20 feet thereof.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations as contained in instrument;
 Recorded: April 28, 1949
 Auditor's No.: 430780, records of Skagit County, Washington
 Executed By: Wade B. McCoy, Edna M. Black, Donald B. McCoy and Elizabeth M. Guider
 As Follows: Subject to one-half of any all minerals or oil located upon or in the future discovered upon the mentioned premises, which are reserved in the grantor herein

2. Note from face of survey recorded June 1, 1992, in Volume 12 of Surveys, page 191, under Auditor's File No. 9206010002, records of Skagit County, Washington:

 I found no record of road establishment for Samish Heights Road. The deed excepts the North 20 feet; however, the as constructed road exceeds this exception. I used the South limits of the ditch slope as the right-of-way line for Samish Heights Road.

3. Terms, conditions, and restrictions of that instrument entitled Sand Filter Sewage System Agreement;
 Recorded: August 16, 1989
 Auditor's No(s).: 8908160016, records of Skagit County, Washington

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

 Recording Date: September 29, 2006
 Recording No.: 200609290077
 Matters shown: Possible encroachment of a fence onto the property to the East by varying amounts

5. Notice re: Bylaws and Service Area including the terms, covenants and provisions thereof

 Recording Date: November 16, 2009
 Recording No.: 200911160063
 Regarding: Blanchard-Edison Water Association

6. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

 Year: 2019
 Tax Account No.: P34134 / 350312-2-002-0220
 Levy Code: 1210
 Assessed Value-Land: \$159,600.00
 Assessed Value-Improvements: \$274,300.00

General and Special Taxes:

EXHIBIT "B"

Exceptions
(continued)

Billed:	\$4,320.63
Paid:	\$0.00
Unpaid:	\$4,320.63

7. 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 June 21, 2019

between Jerome Gingerich Jennifer Gingerich ("Buyer")
Buyer Buyer
and Scott Carson ("Seller")
Seller Seller
concerning 17380 Samish Heights Road Bow WA 98232 (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.

Authenticate
Jerome Gingerich 06/20/2019
Buyer 8:43:03 PM PDT Date
Authenticate
Jennifer Gingerich 06/20/2019
Seller 10:22:45 PM PDT Date

Authenticate
[Signature] 06/21/2019
Seller 2:27:06 PM PDT Date
S.C. Carson 7/24/19
Seller Date