



201907290053

07/29/2019 11:42 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:
Antonio Equihua and Fidelina Del Toro Ramirez
910 Curtis Street
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.: 620039041

CHICAGO TITLE
620039041

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kelly R. Farrar, a married man, 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 Antonio Equihua and Fidelina Del Toro Ramirez, husband and
wife and Cristina Equihua Del Toro, a single person

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

The North 100 Feet of the South 200 feet of Tracts 10 and 11, TROWBRIDGE ADDITION TO
THE TOWN OF SEDRO-WOOLLEY, according to the plat thereof recorded in Volume 3 of Plats,
Page 33, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P77341 / 4175-000-011-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 3157
JUL 29 2019

Amount Paid \$ 4,811.⁰⁰
Skagit Co. Treasurer
By *M. Am* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 25, 2019

Kelly R. Farrar
Kelly R. Farrar

Karyn Farrar
Karyn Farrar

State of WA

County of Benton

I certify that I know or have satisfactory evidence that Kelly R. Farrar & Karyn Farrar 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: 7-26-19

Derek A. Tonn
Name: Derek A. Tonn
Notary Public in and for the State of WA
Residing at: Benton County
My appointment expires: 12-17-20



EXHIBIT "A"

Exceptions

1. 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 Trowbridge Addition to the Town of Sedro-Woolley, recorded in Volume 3 of Plats, Page 33:

Recording No: 40553

2. Agreement Providing For Variance Deferring Connection to the Sanitary Sewer when the Property is served by a Workable Septic System

Recording Date: November 14, 2006

Recording No.: 200611140067

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by City of Sedro-Woolley.
5. 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 18, 2019.

between Antonio Equihua Equihua Cristina Y Equihua del Toro ("Buyer")
Buyer Buyer

and Kelly Farrar ("Seller")
Seller Seller

concerning 910 Curtis Street 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.

Authentisize
Antonio Equihua Equihua 06/18/2019
Buyer 11:30:49 AM PDT Date

Kelly R. Farrar
Authentisize
Kelly R. Farrar 06/19/2019
Seller 9:31:53 AM PDT Date

Authentisize
Cristina Y Equihua del Toro 06/18/2019
Buyer 9:17:01 PM PDT Date

Seller Date