



**201907300059**

07/30/2019 01:38 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

**When recorded return to:**

Nicholas J. Longo and Mel Grace Limosnero Longo  
9676 Cougar Lane  
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**  
620037882

Escrow No.: 620037882

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Pia M. Benson, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Nicholas J. Longo and Mel Grace Limosnero Longo, 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 Lot 15, Deiter's Acreage

Tax Parcel Number(s): P64970 / 3899-000-015-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20193191  
JUL 30 2019

Amount Paid \$ 5,612.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

## STATUTORY WARRANTY DEED

(continued)

Dated: July 23, 2019

Pia M. Benson

Pia M. Benson

Pennsylvania @ 7-24-19  
 State of ~~WASHINGTON~~  
 County of ~~SKAGIT~~ Allegheny  
 @ 7-24-19

I certify that I know or have satisfactory evidence that Pia M. Benson 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: 07-24-2019Gabriel M. CaputoName: Gabriel M. CaputoNotary Public in and for the State of PennsylvaniaResiding at: 900 Malvern Rd. Pittsburgh, PA 15102My appointment expires: 07-06-2023

Commonwealth of Pennsylvania - Notary Seal  
 Gabriel M. Caputo, Notary Public  
 Allegheny County  
 My commission expires July 6, 2023  
 Commission number 1263476  
 Member, Pennsylvania Association of Notaries

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P64970 / 3899-000-015-0100**

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**Parcel A:**

The south 50 feet of the north 225 feet of Lot 15, Deiter's Acreage, according to the plat thereof recorded in Volume 3 of Plats, Page 53, records of Skagit County, Washington, and as modified by Decree entered in Skagit County Superior Court Cause No. 88-2-00227-7, records of Skagit County, Washington.

**Parcel B:**

A non-exclusive easement for ingress and egress over and across the east 14 feet 7 inches of Lot 15 of said plat, and over and across the west 14 feet 7 inches of Lot 14 of said plat, as created in instrument recorded September 17, 1969 under Auditor's File No. 731120, as modified by Decree in Skagit County Superior Court Cause No. 88-2-00227-7, records of Skagit County, Washington.

**Parcel C:**

That portion of the south 75 feet of the north 300 feet of Lot 15, Deiter's Acreage, according to the plat thereof recorded in Volume 3 of Plats, Page 53, records of Skagit County, Washington, lying westerly of the west line of that certain new easement as created by Decree entered in Skagit County Superior Court Cause No. 88-2-00227-7, records of Skagit County, Washington.

**Parcel D:**

A non-exclusive easement for ingress and egress over and across the east 14 feet 7 inches of Lot 15 of said plat, and over and across the west 14 feet 7 inches of Lot 14 of said plat, as created in instrument recorded September 17, 1969 under Auditor's File No. 731120, as modified by Decree in Skagit County Superior Court Cause No. 88-2-00227-7, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**

## 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 line
Recording Date:	September 23, 1969
Recording No.:	731303
Affects:	As described therein
2. Covenant to bear equal share of the cost of construction, maintenance or repair of easement for which was granted over other lands, by instrument recorded under Recording No. 731120.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to:	Cascade Natural Gas Corporation
Purpose:	Pipeline(s)
Recording Date:	August 18, 1989
Recording No.:	8908180043
Affects:	As described therein
4. Special Use Request and the terms and conditions thereof:
 

Recording Date:	October 17, 1989
Recording No.:	8910170020
5. 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 Survey:
 

Recording No: 201707280058
6. 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 "B"**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."

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