

**When recorded return to:**

Stephanie Henning and Melanie Dalpiaz  
44704 Concrete Sauk Valley Rd  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3292

Aug 05 2019

Amount Paid \$5078.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039163

**CHICAGO TITLE**  
620039163

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brooke C. Pederson, 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 Stephanie Henning and Melanie Dalpiaz, a married couple

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

TRACT C OF SHORT PLAT NO. 95-77, APPROVED JANUARY 6, 1978, AND RECORDED  
UNDER AUDITOR'S FILE NO. 871601 IN BOOK 2 OF SHORT PLATS, PAGE 173, RECORDS  
OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 1,  
SECTION 16, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P44009 / 350816-0-010-0209

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 3, 2019

  
\_\_\_\_\_  
Brooke C. Pederson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Brooke C. Pederson 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: August 5, 2019

Alysa Hudson  
Name: Alysa Hudson  
Notary Public in and for the State of Washington  
Residing at: Arington  
My appointment expires: 03-01-2020

ALYSIA HUDSON  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 03-01-2020

**EXHIBIT "A"**  
Exceptions

1. Easement Agreement and Protective Covenants, including the terms and conditions thereof;  
In Favor Of: Owners of tracts in said Short Plat No. 95-77  
Recording Date: January 5, 1979  
Recording No. 894281  
Providing: Operation, maintenance and repair of private water and sewage system located on subject property
2. Agreement, including the terms and conditions thereof;  
In Favor Of: Owners of Tracts in said Short Plat No. 95-77  
Recording Date: May 24, 1979  
Recording No.: 7905240037  
Providing: Operation, maintenance and repair of private water and sewage system  
Affects: Tracts A, B and C of said Short Plat No. 95-77
3. 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 SKAGIT COUNTY SHORT PLAT NO. 95-77:  
  
Recording No: 871601
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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 July 05, 2019

between Stephanie Henning Melanie Dalpiaz ("Buyer")  
Buyer Buyer

and Brooke Christine Pederson ("Seller")  
Seller Seller

concerning 44704 Concrete Sauk Valley Road Concrete WA 98237 (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.

Authentisign  
Stephanie Henning 07/06/2019  
Buyer 8:28:40 AM PDT Date

Authentisign  
Brooke Christine Pederson 07/06/2019  
Seller 6:29:24 PM PDT Date

Authentisign  
Melanie Dalpiaz 07/06/2019  
Buyer 8:31:23 AM PDT Date

Seller Date