



201908070036

08/07/2019 11:43 AM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

~~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

**\*\*RE-RECORD TO CORRECT THE LEGAL\*\***

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.)

*See Exhibit "B1"  
for full legal*

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

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

Amount Paid \$ 4,811.<sup>00</sup>  
Skagit Co. Treasurer  
By *JM* Deputy

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 8319  
AUG 07 2019

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *BT* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: July 25, 2019

Kelly R. Farrar  
Kelly R. Farrar

Karyn Farrar  
Karyn Farrar

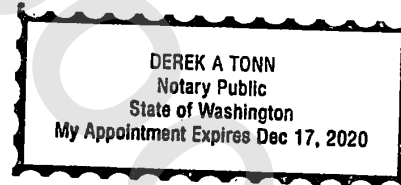
State of WA

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.

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

x Kelly R Farrar  
Authenticator  
Kelly R Farrar 06/19/2019  
Seller 9:31:53 AM PDT Date

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

Seller Date

**EXHIBIT "B"**  
**LEGAL DESCRIPTION**

Order No.: 620039041

**For APN/Parcel ID(s): P77341 / 4175-000-011-0008**

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.

Except the West 162 Feet thereof;

And Except that portion of said premises conveyed to the State of Washington for Highway purposes by Deed dated September 19, 1957, recorded Oct. 16, 1957, under Auditor's File No. 557281, records of Skagit County, Washington.

Situated in Skagit County, Washington.

