

When recorded return to:
John H. Mireau
31457 South Skagit Highway
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3735
Aug 30 2019
Amount Paid \$6680.00
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038774

CHICAGO TITLE
020038774

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas G Fowler and Janet Rae Franklin Fowler, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to John H. Mireau, an unmarried person

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. NW NW, 29-35-6E, W.M.

Tax Parcel Number(s): P42020 / 350629-2-007-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 20, 2019

Thomas G Fowler
Thomas G Fowler
Janet Rae Franklin Fowler by Thomas G Fowler
Janet Rae Franklin Fowler by Thomas G Fowler, attorney in fact
as attorney in fact

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Thomas G. Fowler
is are the person(s) who appeared before me, and said person(s) acknowledged that he (he/she/they) signed this of instrument and acknowledged it to be his (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 21, 2019

JANA K QUINN
Notary Public
State of Washington
License Number 179517
My Commission Expires
June 29, 2023

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Thomas G. Fowler
is are the person(s) who appeared before me, and said person acknowledged that he (he/she/they) signed this instrument, on oath stated that he (he/she/they) was authorized to execute the instrument and acknowledged it as the Attorney in Fact of Janet Rae Franklin Fowler to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 21, 2019

JANA K QUINN
Notary Public
State of Washington
License Number 179517
My Commission Expires
June 29, 2023

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P42020 / 350629-2-007-0009

The North ½ of the Northeast ¼ of the Northwest ¼ of the Northwest ¼ of Section 29, Township 35 North, Range 6 East, W.M.,

EXCEPT roads.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: June 18, 2001
Recording No.: 200106180183
Matters shown: Fence line and Shed encroachment
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. 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 7, 2019

between John H. Mireau ("Buyer")
Buyer Buyer
and Tom Fowler Janet Fowler ("Seller")
Seller Seller
concerning 31457 S Skagit Hwy 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.

DocuSigned by:
John Mireau 7/7/2019
C18229300345A... Date
Buyer Date

Authentication:
Thomas Fowler 07/08/2019
07/08/2019 6:29:09 PM PDT Date
Seller Date
Authentication:
Janet Fowler 07/08/2019
07/08/2019 6:18:40 PM PDT Date
Seller Date