



201908300224

08/30/2019 03:02 PM Pages: 1 of 4 Fees: \$108.50
Skagit County Auditor

When recorded return to:
Jesus Rodriguez
1025 Dean Drive
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.: 620039478

CHICAGO TITLE CO.
620039478

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lowell Barnwell, an unmarried man

for and in consideration of "Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange" in hand paid, conveys, and warrants to Jesus Rodriguez, a married man, as his sole and separate estate

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

Lot 3, Block B-3, GREENSTREET'S SECOND ADDITION TO SEDRO WOOLLEY, according to the plat thereof recorded in Volume 6 of Plats, page 44, records of Skagit County, Washington;

EXCEPT the West 6 feet thereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P76473 / 4160-003-003-0108

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20193781

AUG 30 2019

Amount Paid \$ 4811.00
Skagit Co. Treasurer

By *TTB* Deputy

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 29, 2019

Lowell Barnwell
Lowell Barnwell

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lowell Barnwell is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 30, 2019

Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Arlington, WA
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. Assessments, if any, levied by Sedro Woolley.
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 27, 2019

between Jesus Rodriguez ("Buyer")
Buyer Buyer

and Lowell Barnwell ("Seller")
Seller Seller

concerning 1025 Dean Drive 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.

<small>Authentisign</small> <u>Jesus Rodriguez</u> <small>Buyer 2:48:59 PM PDT</small>	<u>08/28/2019</u> Date	_____	Seller	_____	Date
_____	Date	_____	Seller	_____	Date
_____	Date	_____	Seller	_____	Date