

When recorded return to:
Michael K. Sheedy and Della R. Sheedy
5043 Wildlife Acres Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4037

Sep 17 2019

Amount Paid \$13355.00
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.: 620039475

CHICAGO TITLE

620039475

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jonathan Fish and Jane Fish, 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 Michael K. Sheedy and Della R. Sheedy, 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.)

Tract 2, Survey 8004230057 *Ptn. NW NW 34-36-4*

Tax Parcel Number(s): P50663/ 360434-2-002-0115, P128189/360434-2-002-0400,
P128188/360434-2-002-0300

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 8, 2019

Jonathan Fish
Jonathan Fish

Jane Fish
Jane Fish

State of WASHINGTON
County of Snohomish

I certify that I know or have satisfactory evidence that Jonathan Fish and Jane Fish are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/16/19

M. Skaar
Name: Marissa Skaar
Notary Public in and for the State of WA
Residing at: Stamwood
My appointment expires: 3/2/21



EXHIBIT "A"
Legal Description

**For APN/Parcel ID(s): P50663/ 360434-2-002-0115, P128189/360434-2-002-0400 and
P128188/360434-2-002-0300**

TRACT 2 OF THAT CERTAIN SURVEY RECORDED APRIL 23, 1980, UNDER AUDITOR'S FILE NO. 8004230057, IN VOLUME 3 OF SURVEYS, PAGE 30, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SET FORTH IN THOSE CERTAIN DECLARATIONS OF EASEMENT RECORDED AUGUST 25, 1972 AND JULY 11, 1973, UNDER RECORDING NOS. 773111 AND 787805.

TOGETHER WITH AN EASEMENT FOR THE EXCLUSIVE USE AND BENEFIT OF THE OWNERS OF TRACTS 1 AND 2 OF THE ABOVE-DESCRIBED RECORDED SURVEY MAP, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES AND MAINTENANCE THEREOF, OVER, ACROSS AND UNDER THE FOLLOWING DESCRIBED PARCEL:

BEING A 60 FOOT EASEMENT OF WHICH THE FLAGGED LINE (BEARING APPROXIMATELY SOUTH 89° EAST, TO A "WHITE HUB ON LINE") DELINEATED ON THE FACE OF THE SURVEY MAP IS THE CENTERLINE, WHICH EASEMENT RUNS FROM THE MOST WESTERLY BOUNDARY OF TRACT 1 OF THE ABOVE-DESCRIBED RECORD SURVEY MAP, THROUGH THE ACCESS ROAD DELINEATED ON SAID MAP AND TO TRACT 2 OF SAID RECORD SURVEY MAP.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 10, 1939
Recording No.: 311761

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: William L. Massey and Kathleen A. Massey, his wife
Purpose: ingress, egress and for the placement, repair and maintenance of utilities, including water, telephone, electricity, drainage, underground or otherwise
Recording Date: August 25, 1972
Recording No.: 773111
Affects: as described in said instrument

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: William L. Massey and Kathleen A. Massey, his wife
Purpose: ingress, egress and utilities
Recording Date: July 11, 1973
Recording No.: 787805
Affects: The exact location and extent of easement is undisclosed of record

4. 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: 8004230057

5. Agreement and the terms and conditions thereof:

Executed by: Joe E. Hunter and Esther L. Hunter, husband and wife and John C. Hunter and Roberta K. Hunter, husband and wife
Recording Date: September 22, 1987
Recording No.: 8709220048
Providing: cost of materials and labor for maintenance of such roadway shall be

EXHIBIT "B"

Exceptions
(continued)

shared by the property owners of Tracts 1 and 2 of the above described record survey map, their successors and assigns prorated as to the use thereof and as mutually agreed upon by such property owners

6. 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, together with necessary appurtenances
Recording Date: April 6, 1989
Recording No.: 8904060053
Affects: Beginning at a point on the West line of said property that is approximately 1,019 feet North of the Southwest corner thereof; thence approximately South 30° East, 360 feet to its terminus

7. Articles of Incorporation and the terms and conditions thereof:

Recording Date: November 9, 1989
Recording No.: 8911090075

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants and provisions thereof:

Recorded: November 9, 1989
Recording No.: 8911090075

9. Mitigation Plan for Public Water System Wellhead Protection Area and the terms and conditions thereof:

Recording Date: May 25, 2006
Recording No.: 200605250134

10. Low Flow Mitigation Summary and the terms and conditions thereof:

Recording Date: May 25, 2006
Recording No.: 200605250135

11. Open Space Taxation Agreement and the terms and conditions thereof:

Recording Date: January 6, 2009
Recording No.: 200901060042 and Recording No.: 200901060043

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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 August 4, 2019

between Michael K Sheedy Della R Sheedy ("Buyer")
Buyer Buyer
and Jonathan Fish Jane Fish ("Seller")
Seller Seller
concerning 5043 Wildlife Acres 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.

Authenticat
Michael K Sheedy 08/07/2019
08/07/2019 1:43:17 PM PDT
Buyer Date
Authenticat
Della R Sheedy 08/07/2019
08/07/2019 1:57:16 PM PDT
Buyer Date

Jonathan Fish 8/6/19
Seller Date
Jane Fish 8/6/19
Seller Date