

When recorded return to:
Jesus Pineda, Jr.
1223 Railroad Avenue
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4167
Sep 26 2019
Amount Paid \$5167.00
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.: 620039462

CHICAGO TITLE
620039462

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rebecca L. Winship and Jasan S. Winship, SR, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jesus Pineda, Jr., 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.)

Lot(s): Ptn. 25 and 26 STATE STREET ADDITION TO SEDRO

Tax Parcel Number(s): P77285 / 4173-000-025-0301

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 19, 2019

Rebecca L. Winship
Rebecca L. Winship

Jasan S. Winship
Jasan S. Winship, SR

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Rebecca L. Winship and Jasan S. Winship, SR 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: September 25, 2019

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

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P77285 / 4173-000-025-0301

PARCEL "A":

The Easterly 80 feet of the Northerly 130 feet of Tract 25, "PLAT OF STATE STREET ADDITION TO SEDRO", according to the Plat thereof recorded in Volume 3 of Plats, Page 61, records of Skagit County, Washington.

TOGETHER WITH the vacated Southerly 16 feet of Railroad Street abutting upon said property as conveyed April 8, 1980 under Auditor's File No. 8004080021 records of Skagit County, Washington.

PARCEL "B":

That portion of Tract 26, "PLAT OF STATE STREET ADDITION TO SEDRO", according to the Plat thereof recorded in Volume 3 of Plats, Page 61, records of Skagit County, Washington described as follows:

Beginning at the Northwesterly corner of said Tract 26; thence South 37° 01' 52" East along the Westerly line of said Tract, a distance of 130 feet; thence North 53° 06' 22" East, a distance of 3.56 feet; thence North 37° 21' 07" West, a distance of 146 feet to the Northerly line of the vacated 16 feet of right-of-way adjoining the front of said Tract 26, as conveyed April 8, 1980 under Auditor's File No. 8004080021 records of Skagit County, Washington; thence South 53° 06' 22" West along the North line of said vacated right-of-way, a distance of 2.75 feet to the Northerly projection of the Westerly line of said Tract 26; thence South 37° 01' 52" East, a distance of 16.00 feet to the point of beginning of this description.

Both situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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
Recording Date:	May 17, 1963
Recording No.:	636074

2. Easement for Sidewalks, parking, steps, curbs, sewer and other public improvements as established by Vacation Ordinance No. 646 including the terms, covenants and provisions thereof

Recording Date:	April 8, 1980
Recording No.:	8004080021

3. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date:	September 2, 2016
Recording No.:	201609020031

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

5. Assessments, if any, levied by Sedro Woolley.

6. 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 August 20, 2019

between Jesus Pineda ("Buyer")

Buyer Buyer

and Rebecca L Winship Jasan S Winship ("Seller")

Seller Seller

concerning 1223 Railroad Avenue 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.

AuthenticSIGN
Jesus Pineda 08/20/2019
Buyer 5:37:51 PM PDT Date

AuthenticSIGN
[Signature] 08/21/2019
Seller 5:14:05 PM PDT Date

Buyer Date

AuthenticSIGN
[Signature] 08/21/2019
Seller 4:22:13 PM PDT Date