

When recorded return to:
David Craig
11396 Morford Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4250
Sep 30 2019
Amount Paid \$6697.80
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.: 620039151

CHICAGO TITLE
020039151

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gail E O'Malley, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to David B. Craig, a married man as his separate estate

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): C SKAGIT COUNTY SHORT PLAT NUMBER 12-78

Tax Parcel Number(s): P40510 / 350532-3-001-0207

NE SW
32-35-5

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 27, 2019

Gail E O'Malley
Gail E O'Malley

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Gail E O'Malley is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 27, 2019

Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of USA
Residing at: Burlington
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"
Legal Description

For APN/Parcel ID(s): P40510 / 350532-3-001-0207

Tract C, of Short Plat No. 12-78, approved March 2, 1978, recorded March 3, 1978 in Book 2 of Short Plats, page 195, under Recording No. 874743, and being a portion of Tract B of Short Plat No. 3-77, recorded under Recording No. 850543, being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 32, Township 35 North, Range 5 East, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Granted to: United States of America
Purpose: Electric transmission and/or distribution line
Recording Date: March 28, 1946
Recording No.: 390066

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

Granted to: United States of America
Purpose: Electric transmission and/or distribution line
Recording Date: February 13, 1963
Recording No.: 632048

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

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Electric transmission and/or distribution line
Recording Date: May 2, 1969
Recording No.: 726029

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 SKAGIT COUNTY SHORT PLAT NUMBER 3-77:

Recording No: 850543

5. 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 SKAGIT COUNTY SHORT PLAT NUMBER 12-78
:

Recording No: 874743

EXHIBIT "B"

Exceptions
(continued)

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

Granted to:	Elizabeth Pitman
Purpose:	water pump and waterline
Recording Date:	December 7, 1988
Recording No.:	8812070085

7. Agreement regarding Water Service Agreement including the terms, covenants and provisions thereof

Recording Date:	September 4, 1996
Recording No.:	9609040021

8. Oder on Decision AP 03 0920 including the terms, covenants and provisions thereof

Recording Date:	June 1, 2004
Recording No.:	200406010173

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

10. Note: Manufactured Home Title Elimination Application recorded under Recording No. 200402110123 recites that a manufactured (mobile) home is, or is being affixed to the Land.

11. 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 06, 2019
between David B Craig ("Buyer")
Buyer Buyer
and Gail O'Malley ("Seller")
Seller Seller
concerning 11396 Morford Road 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.

[Signature] 7/7/19
Buyer Date

Gail O'Malley 7/13/19
Seller Date

Buyer Date

Gail O'Malley 9-27-19
Seller Date