



201910090101

10/09/2019 04:05 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Robert Davis
RAD Homes and Properties, LLC
22519 Nature View 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.: 620038290

CHICAGO TITLE

620038290

STATUTORY WARRANTY DEED

THE GRANTOR(S) Linda M. Madeo, an unmarried person as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to RAD Homes and Properties, LLC

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 of NW of 7-36-5 Tax/Map ID(s):

Tax Parcel Number(s): P50907 / 360507-0-014-0000, ,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20194405
OCT 09 2019

Amount Paid \$ 1963.00
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 4, 2019

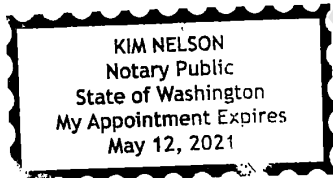

Linda M. Madeo

State of WA

County of King

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

Dated: 10-4-19





Name: Kim Nelson
Notary Public in and for the State of WA
Residing at: Ken - WA
My appointment expires: 5/12/2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50907 / 360507-0-014-0000 and

COMMENCING AT A POINT ON THE WEST LINE OF THE COUNTY ROAD ABOUT 600 FEET SOUTHWESTERLY ALONG THE SAID ROAD FROM WHERE THE ROAD CROSSES THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., WHERE THE CREEK CROSSES SAID ROAD; THENCE RUNNING NORTHWESTERLY ALONG THE CENTER LINE OF SAID CREEK TO THE NORTH LINE OF LOT 2 IN SAID SECTION 7; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF LOT 2 IN SAID SECTION 7; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE COUNTY ROAD; THENCE SOUTHWESTERLY ALONG SAID ROAD TO THE POINT OF BEGINNING;

EXCEPT THAT CERTAIN 18 FOOT STRIP CONVEYED TO O.W. BROWN BY DEED RECORDED MAY 23, 1931 UNDER RECORDING NO. 243587, RECORDS OF SKAGIT COUNTY.;

ALSO EXCEPT THAT STRIP OF LAND FOR ROAD PURPOSES, 50 FEET IN WIDTH, CONVEYED TO BLOEDEL TIMBERLANDS DEVELOPMENT, INC., A CORPORATION, BY DEED RECORDED UNDER RECORDING NO. 414641, RECORDS OF SKAGIT COUNTY.

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:	Transmission line
Recording Date:	May 15, 1946
Recording No.:	391877
Affects:	Tract No. AB-163

2. 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 system
Recording Date:	November 17, 1953
Recording No.:	495219

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

Granted to:	United States of America
Purpose:	Transmission line
Recording Date:	May 27, 1963
Recording No.:	636486
Affects:	Portion of said premises lying within the southeast quarter of the northwest quarter of said Section

4. Any question that may arise due to shifting and changing in the course, boundaries or high water line of unnamed creek.

5. City, county or local improvement district assessments, if any.

6. 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

EXHIBIT "B"

Exceptions
(continued)

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."