

When recorded return to:
Benjamin S. Dempsey and Heidi J. Dempsey
801 McLean Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5124

Nov 22 2019

Amount Paid \$8904.98

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040447

CHICAGO TITLE
1020040447

STATUTORY WARRANTY DEED

THE GRANTOR(S) Neal M. Ishihara and Christine M. Johnson, 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 Benjamin S. Dempsey and Heidi J. Dempsey, 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.)

Lot(s): 1 and Ptn. 2, SEDRO WOOLLEY SHORT PLAT SW 06-80

Tax Parcel Number(s): P36483 / 350413-4-001-0001

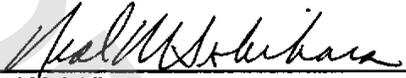
NE SE 13-35-4 (NA)

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 18, 2019



Neal M. Ishihara



Christine M. Johnson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Neal M. Ishihara and Christine M. Johnson 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: November 20 2019



Name: Jana K. Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

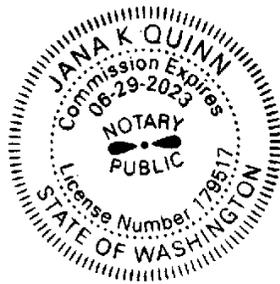


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P36483 / 350413-4-001-0001

Tract 1 of Sedro Woolley Short Plat SW 06-80 approved July 28, 1980, recorded July 28, 1980 in Volume 4 of Short Plats, page 153, under Auditor's File No. 8007280014; being a portion of the Northeast quarter of the Southeast quarter of Section 13, Township 35 North, Range 4 East, W.M.

Together with that portion of tract 2 of said Short plat SW 06-80 described as follows:

Commencing at the Northeast corner of said Tract 2;
thence Southerly along the East side thereof to the Southeast corner of said Tract 2;
thence Westerly along the South edge of said Tract 2 a distance of 25 feet;
thence Northeasterly to the point of beginning.

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: City of Sedro Woolley
Purpose: Sewer line
Recording Date: February 21, 1972
Recording No.: 780906

2. 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: Water pipe
Recording Date: June 22, 1973
Recording No.: 786882

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

Granted to: Robert Leber and Shirley Leber, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: June 12, 1979
Recording No.: 7906120012

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 SEDRO WOOLLEY SHORT PLAT NO. SW 06-80:

Recording No: 8007280014

5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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

Granted to: John H. Ward and Alice J. Ward, husband and wife

EXHIBIT "B"

Exceptions
(continued)

Purpose: Fenceline
Recording Date: May 30, 1995
Recording No.: 9505300005

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Sedro Woolley.
9. 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 October 13, 2019

between Benjamin S Dempsey Heidi J Dempsey ("Buyer")
Buyer Buyer
and ISHIHARA, NEAL JOHNSON, CHRISTINE ("Seller")
Seller Seller
concerning 801 McLean 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.

Authenticated
Benjamin S Dempsey 10/13/2019
Buyer 1:03:19 PM PDT Date

Authenticated
Neal M. Ishihara 10/14/2019
Seller 9:09:00 AM PDT Date

Authenticated
Heidi J Dempsey 10/13/2019
Buyer 12:55:40 PM PDT Date

Authenticated
Christine M. Johnson 10/14/2019
Seller 9:08:43 AM PDT Date