

**When recorded return to:**

Larry Tucker  
7181 State Route 9  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5295

Dec 06 2019

Amount Paid \$6680.00  
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.: 620040623

**CHICAGO TITLE**

620040623

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Craig L. Fischer, an unmarried person, as his 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 Larry R Tucker, 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 2 OF SKAGIT COUNTY SHORT PLAT NO. 91-03

NW NW 7.35-5

Tax Parcel Number(s): P101598 / 350507-0-031-0100

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 26, 2019

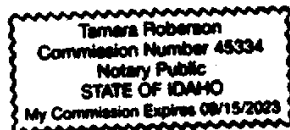
Craig L. Fischer  
Craig L. Fischer

State of IDAHO  
COUNTY of ADA

I certify that I know or have satisfactory evidence that

CRAIG L FISCHER  
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: 12/19



Tamara Roberson  
Name: TAMARA ROBESON  
Notary Public in and for the State of IDAHO  
Residing at: BUSE  
My appointment expires: 9/15/23

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P101598 / 350507-0-031-0100**

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 91-03, APPROVED JULY 10, 1992, AND RECORDED JULY 13, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 100, UNDER AUDITOR'S FILE NO. 9207130049, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST OF WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Skagit County Conditional Agreement

Recording Date: September 30, 1991  
Recording No.: 9109300087

2. 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 No. 91-03:

Recording No: 9207130049

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

In favor of: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: Utilities  
Recording Date: September 4, 2013  
Recording No.: 201309040042  
Affects: The West 15 feet of the above described premises.

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

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

6. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2019  
Tax Account Number: P101598 / 350507-0-031-0100  
Levy Code: 1335  
Assessed Value-Land: \$110,000.00  
Assessed Value-Improvements: \$132,900.00

General and Special Taxes: Billed: \$2,380.22  
Paid: \$2,380.22  
Unpaid: \$0.00

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 29, 2019  
between Larry Tucker ("Buyer")  
Buyer Buyer  
and Craig L Fischer ("Seller")  
Seller Seller  
concerning 7181 State Route 9 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  
Larry Tucker 10/29/2019  
Buyer Date  
10/29/2019 4:55:20 PM PDT

Authenticat  
Craig L Fischer 10/30/2019  
Seller Date  
10/30/2019 6:38:10 AM PDT

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date