

When recorded return to:
Kristi M. McKee and Zachery S. McKee
401 Jameson St
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5374

Dec 13 2019

Amount Paid \$11041.00
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

CHICAGO TITLE
020040378

Escrow No.: 620040378

STATUTORY WARRANTY DEED

THE GRANTOR(S) John E. Swenson and Lisa M. Swenson, 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 Kristi M. McKee and Zachery S. McKee, 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.)

NWSE 1/4 Sec 11-35-05

Tax Parcel Number(s): P38882

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 25, 2019

John E. Swenson
John E. Swenson
Lisa M. Swenson
Lisa M. Swenson

State of Washington
Skagit County of Skagit

I certify that I know or have satisfactory evidence that John E. Swenson and Lisa M. Swenson 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: November 27, 2019

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

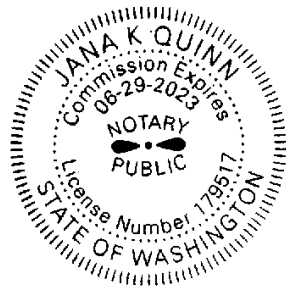


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38882

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.,

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THOSE CERTAIN EASEMENTS SET FORTH IN INSTRUMENT RECORDED UNDER RECORDING NO.: 8902210090

ALSO KNOWN AS TRACT 52

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:	Puget Sound Power and Light Company
Purpose:	electric transmission and or distribution line, together with necessary appurtenances
Recording Date:	November 18, 1986
Recording No.:	8611180010
Affects:	various strips of land

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

Granted to:	Puget Sound Power and Light Company
Purpose:	electric transmission and or distribution line, together with necessary appurtenances
Recording Date:	January 28, 1988
Recording No.:	8801280037
Affects:	said premises and other property

3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date:	February 21, 1989
Recording No.:	8902210090

Said Declaration was Re-recorded under Recording No.: 8910230016

4. 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:	the right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and or distribution lines
Recording Date:	June 9, 1989
Recording No.:	8906090006
Affects:	as described in said instrument

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

EXHIBIT "B"

**Exceptions
(continued)**

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 survey:

Recording No: 8910230031

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

Granted to: Noretap, a General Partnership, its successors, agents, licensees and assignee
Purpose: the installation, maintenance, repair and the replacement of a waterline
Recording Date: June 14, 1990
Recording No.: 9006140064
Affects: The South 60 feet

7. Title Notification and the terms and conditions thereof

Recording Date: April 20, 2000
Recording No.: 200004200064

8. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: State of Washington
Recording Date: February 24, 1943
Recording No.: 359932

9. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: State of Washington
Recording Date: October 11, 1988
Recording No.: 8810110042

Said instrument was Re-recorded under Recording No.: 9104160086

10. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 2, 1989
Recording No.: 8911020073

EXHIBIT "B"

Exceptions
(continued)

Said instrument was Re-Recording No.: 8911130023

11. 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: P38882
Levy Code: 1335
Assessed Value-Land: \$225,900.00
Assessed Value-Improvements: \$266,800.00

General and Special Taxes: Billed: \$4,846.90
Paid: \$4,846.90
Unpaid: \$0.00

12. 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 28, 2019

between Kristi M McKee Zachery S McKee ("Buyer")
Buyer Buyer
and John E Swenson Lisa M Swenson ("Seller")
Seller Seller
concerning 28883 Bacus 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.

AuthentisIGN
Kristi M McKee 10/28/2019
Buyer 2:29:54 PM PDT Date

AuthentisIGN
Zachery S McKee 10/29/2019
Seller 12:38:35 PM PDT Date

AuthentisIGN
John E Swenson 10/28/2019
Buyer 2:21:51 PM PDT Date

AuthentisIGN
Lisa M Swenson 10/29/2019
Seller 2:37:03 PM PDT Date