

**When recorded return to:**  
James R. Ashworth, Jr. and Barbara J. Ashworth  
40377 Challenger Road  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-168

Jan 15 2020

Amount Paid \$4529.00

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

Escrow No.: 620041029

**CHICAGO TITLE**  
**620041029**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Donald C. Ebay, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to James R. Ashworth, Jr. and Barbara J. Ashworth, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. PL-05-0413, AS APPROVED DECEMBER 15, 2005 AND RECORDED DECEMBER 22, 2005, UNDER AUDITOR'S FILE NO. 200512220107, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 7 EAST, W. M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P123679 / 350711-2-008-0500

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 9, 2020

Donald C. Ebey  
Donald C. Ebey

~~X~~ State of ~~WASHINGTON~~ ARIZONA  
County of ~~SKAGIT~~ YUMA

I certify that I know or have satisfactory evidence that Donald C. Ebey is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10 January 2020

Kia B. Celestine  
Name: KIA B. CELESTINE  
Notary Public in and for the State of ARIZONA  
Residing at: YUMA AZ  
My appointment expires: 18 MAY 2020



**EXHIBIT "A"**  
Exceptions

1. 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 line  
Recording Date: June 30, 1925  
Recording No.: 185345
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: W. H. De Rango and Vivian R. De Rango, husband and wife  
Purpose: Including, but not limited to, Ingress and egress regarding a well  
Recording Date: September 17, 1969  
Recording No.: 731106
3. 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 line  
Recording Date: October 27, 1970  
Recording No.: 745081
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: Electric transmission and/or distribution line  
Recording Date: January 19, 1978  
Recording No.: 872239
5. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,  
Recording Date: March 13, 1979  
Recording No.: 7903130015  
Recording Date: December 8, 1986  
Recording No.: 8612080018  
Recording Date: March 3, 1987  
Recording No.: 8703030007
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

**EXHIBIT "A"**Exceptions  
(continued)

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. 28-89:

Recording No: 8908030061

7. Title Notification including the terms, covenants and provisions thereof

Recording Date: December 13, 2002

Recording No.: 200212130151

8. 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. PL-05-0413:

Recording No: 200512220107

9. Agreement and Grant of Easement including the terms, covenants and provisions thereof

Recording Date: February 25, 2005

Recording No.: 200502250125

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Note: Manufactured Home Title Elimination Application recorded under Recording No. 200701100007 recites that a manufactured (mobile) home is, or is being affixed to the Land.
12. City, county or local improvement district assessments, if any.

**John L. Scott**  
REAL ESTATE

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 12-12-19  
between James Ashworth Barbara Ashworth (Buyer)  
and Donald C Ebey ("Seller")  
concerning 40377 Challenger Rd Concrete WA 98237 (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.

James Ashworth 12-12-19 Donald C. Ebey 12/12/2019  
Buyer Date Seller Date  
Barbara J. Ashworth 12-12-19 Donald C. Ebey 11/10/2020  
Buyer Date Seller Date