

When recorded return to:
Cody A. Corn
9585 Whatcom Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-415
Feb 03 2020
Amount Paid \$4997.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041125

CHICAGO TITLE
020041125

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cody Whittle, a married person as his separate property
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Cody A. Corn, 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(s): Ptn. 1 and 2, DEITERS ACREAGE, AKA LOT B, SKAGIT COUNTY SHORT PLAT NO.
10-74

Tax Parcel Number(s): P64938 / 3899-000-002-0501

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

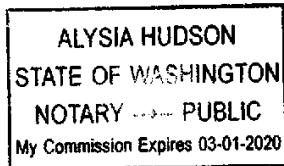
Dated: January 22, 2020

Cody Whittle
Cody Whittle
Abigail Whittle
Abigail Whittle, spouse of Grantor

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that Cody Whittle and Abigail Whittle is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 31, 2020

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arington
My appointment expires: 03 01 2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64938 / 3899-000-002-0501

PARCEL A:

The North 115.00 feet of the South 265.00 feet of the West 131.00 feet of Tract 2, DEITER'S ACREAGE, according to the plat thereof recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington, and ALSO the North 115.00 feet of the South 265.00 feet of the East 140.00 feet of Tract 1, said plat. aka Lot, B, SKAGIT COUNTY SHORT PLAT NO. 10-74

PARCEL B:

An easement right for ingress, egress, road, and utilities, over, under, to, through, and across a tract of land being 40 feet in width, the centerline of which is more particularly described as follows:

Beginning at the Northwest corner of the said Tract 2 (Northeast corner of Tract 1 of said plat); thence South 02°57'41" East, along the line between the said Tract 2 and Tract 1 of said plat, a distance of 378.50 feet to an intersection with the North line of the South 265.00 feet of said Tract 1 and 2, said intersection being the terminus of said centerline.

All 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: Carroll C. Robideau and Lorraine M. Robideau, husband and wife
Purpose: Road right-of-way
Recording Date: February 18, 1971
Recording No.: 748904
Affects: The West 20 feet of said premises
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 line
Recording Date: October 24, 1974
Recording No.: 809310
Affects: The West 20 feet of said premises
3. 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 8, 1976
Recording No.: 809829
Affects: East 5 feet of the West 25 feet of said premises
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 Short Plat No 10-74:
Recording No. 805179
5. Notes as disclosed by said short plat:

A. Zoning - Residential

B. Water Supply - P.U.D. No. 1 or individual well

C. Sewage Disposal - Individual septic tank

EXHIBIT "B"
Exceptions
(continued)

D. Ground Elevations - Not in flood plain

6. Easement delineated on the face of said short plat
For: Road and utilities
Affects: A strip along the East boundary of said premises
7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 20, 2005
Recording No.: 200507200114
Matters shown: Fence
8. Plat Lot of Record Certification

Recording Date: July 18, 2011
Recording No.: 201107180087
9. Skagit County Right to Farm Ordinance as disclosed in deed:

Recording Date: January 6, 2012
Recording No.: 201201060078
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2020.
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 December 27, 2019
between Cody Corn ("Buyer")
and Cody Whittle ("Seller")
concerning 9585 Whatcom Ln 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.

Cody Corn 12/27/2019
Buyer Date

Cody Whittle 07/22/2019
Seller Date

Buyer Date

Seller Date