

**When recorded return to:**  
Jim L. Shaw and Luz N. Shaw  
10706 W 70th Terrace  
Shawnee, KS 66203

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1210

Apr 02 2020

Amount Paid \$1285.00

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**  
**020042018**

Escrow No.: 620042018

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Equity Trust Company Custodian FBO Frank Cook IRA

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jim L. Shaw and Luz N. Shaw, a married couple

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

Tract 22, SKAGIT COUNTY SHORT PLAT NO. 108-76, recorded in Volume 2 of Short Plats, pages 1 and 2, under Auditor's File No. 846420, records of Skagit County, Washington; being a portion of Sections 4 and 5, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P48919 / 360405-1-003-3909

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 27, 2020

Equity Trust Company Custodian FBO Frank Cook IRA

BY: Matthew Collier **MATTHEW COLLIER**  
Corporate Alternate Signer

State of Ohio  
Cuyahoga County of Cuyahoga

I certify that I know or have satisfactory evidence that Matthew Collier

~~(s)~~are the person(s) who appeared before me, and said person acknowledged that ~~(he)~~/she/they signed this instrument, on oath stated that ~~(he)~~/she/they was authorized to execute the instrument and acknowledged it as the CORPORATE ALTERNATE SIGNER of Equity Trust Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 31, 2020



**LAURA G. DEITZ**  
Notary Public, State of Ohio  
My Commission Expires  
January 14, 2025

Laura G Deitz  
Name: \_\_\_\_\_  
Notary Public in and for the State of Ohio  
Residing at: Weslake, Ohio  
My appointment expires: \_\_\_\_\_

**EXHIBIT "A"**  
**Exceptions**

1. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: February 8, 1978  
 Recording No.: 873457, records of Skagit County, Washington  
 In favor of: Puget Sound Power and Light Company, a Washington corporation  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: Location as staked on roads in plats
  
2. Covenants, conditions, restrictions, easements, and assessments contained in declaration of protective restrictions, easement and assessments, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
 Recorded: January 14, 1977  
 Recording No.: 849293, records of Skagit County, Washington  
 Executed By: Vista-Bella Investments, Inc.
  
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 108-76:  
  
 Recording No: 846420
  
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
 Recorded: January 14, 1977  
 Recording No.: 849293, records of County, Washington  
 Imposed By: Silver Creek Maintenance Association
  
5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
 Recording Date: July 26, 2000  
 Recording No.: 200007260101  
 Matters shown: Encroachment of a manufactured home and concrete pad onto the Westerly portion of said premises by approximately 15.1 feet to 15.4 feet
  
6. Encroachment Easement Agreement and the terms and conditions thereof:  
  
 Executed by: Michelle A. McCallum and Equity Trust Co., custodian FBO, Frank Cook

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

IRA  
Recording Date: November 25, 2015  
Recording No.: 201511250132

7. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: June 21, 2019  
Recording No.: 201906210082

8. Notice of On-Site Sewage System Maintenance Agreement and the terms and conditions thereof:

Executed by: Frank Cook and Skagit County  
Recording Date: July 31, 2019  
Recording No.: 201907310030

9. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: July 31, 2019  
Recording No.: 201907310031

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by Silver Creek Maintenance Association.
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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 07, 2020

between Jim L Shaw Luz N Shaw ("Buyer")  
Buyer Buyer

and Equity Trust Company FBO Frank Cook IRA ("Seller")  
Seller Seller

concerning 0-NHN Silver Creek 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.

Authentication  
[Signature] 03/07/2020  
Buyer 11:21:41 AM PST Date

Authentication  
Frank Cook 03/11/2020  
3/11/2020 1:03:06 PM PDT Seller Date

Authentication  
Luz N Shaw 03/07/2020  
Buyer 11:26:50 AM PST Date

Seller Date