

When recorded return to:
Jessica A. Nguyen
128 Abbott's Alley
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041906

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1311

Apr 13 2020

Amount Paid \$6093.00

Skagit County Treasurer

By Marissa Guerrero Deputy

CHICAGO TITLE
620041906

STATUTORY WARRANTY DEED

THE GRANTOR(S) Martha Rose, an unmarried person as her 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 Jessica A. Nguyen, a married woman as her separate estate

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

LOT 3, SEDRO WOOLLEY SHORT PLAT NO. SW-SP-2018-186, APPROVED OCTOBER 10,
2018 AND RECORDED OCTOBER 17, 2018 UNDER SKAGIT COUNTY AUDITOR'S FILE NO.
201810170056, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P134457 / 4177-017-002-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 1, 2020

Martha Rose
Martha Rose

State of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that

Martha Rose
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: April 08, 2020

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

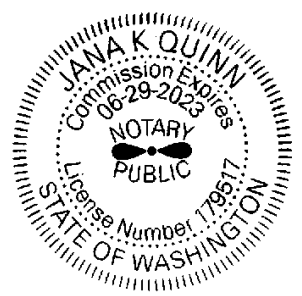


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: April 30, 1958
Auditor's No.: 564713, records of Skagit County, Washington
For: That the City reserves for itself easements, and the right to grant to third parties easements, on, over and under the vacated streets, alleys and public ways, for the construction, use, repair and maintenance of public utilities and services

2. Public and private easements, if any, over vacated portion of said premises.

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 15, 2016
Recording No.: 201601150037
Matters shown: Encroachment of a fence onto Metcalf Street right of way by approximately 1.0 feet and encroachment of a fence onto property to the north by approximately 3.6 feet

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

Granted to: Puget Sound Energy, Inc.
Purpose: Utility systems
Recording Date: September 18, 2017
Recording No.: 201709180194
Affects: As constructed

5. Permanent Stormwater Control Facilities Operation and Maintenance (O&M) Manual including the terms, covenants and provisions thereof

Recording Date: May 25, 2018
Recording No.: 201805250004

6. 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 Sedro Woolley Short Plat No. SW-SP-2018-186:

Recording No: 201810170056

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "A"
Exceptions
(continued)

- thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by City of Sedro-Woolley.
 9. Assessments, if any, levied by Abbott's Alley Cats Association..
 10. 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 March 3, 2020
between Jessica Nguyen ("Buyer")
Buyer Buyer
and Martha Rose ("Seller")
Seller Seller
concerning 128 Abbott's Alley 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.

Authenticated
Jessica Nguyen 03/03/2020
Buyer 03/03/2020 8:26:52 PM PST Date

Authenticated
Martha Rose 09/10/2019
Seller 09/10/2019 3:54:30 PM PDT Date

Buyer Date

Seller Date