

**When recorded return to:**  
Mollie Janicki  
217 / 219 North Township Street  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1449

Apr 24 2020

Amount Paid \$5765.00  
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.: 620041451

**CHICAGO TITLE**  
**620041451**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bridget I. Heffele, an unmarried person and Merek C. Budinich, a married man as his 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 Mollie Janicki, an unmarried person

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

LOT 3, SEDRO-WOOLLEY SHORT PLAT NO. 11-95, APPROVED JANUARY 3, 1996,  
RECORDED JANUARY 12, 1996, IN VOLUME 12 OF SHORT PLATS, PAGE 65, RECORDS OF  
SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF GOVERNMENT LOT 1,  
SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 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): P108423 / 350519-2-012-0200

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 16, 2020

*Bridget L. Heffele by  
Trisha A. Holmgren as her attorney  
in fact.*  
Bridget L. Heffele by Trisha A Holmgren,  
as her attorney in fact

\_\_\_\_\_  
Merek C. Budinich

\_\_\_\_\_  
Melissa Budinich  
(spouse of Merek Budinich)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Trisha A. Holmgren is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as Power of Attorney for Bridget L. Heffele and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 21, 2020

*Alysia Hudson*  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arundel  
My appointment expires: March 31, 2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Merek C. Budinich is the person who appeared before me, Merek Budinich and Melissa Budinich and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 16, 2020

Bridget I. Heffele by Trisha A Holmgren,  
as her attorney in fact

Merek C. Budinich

Merek C. Budinich

Melissa K Budinich

Melissa Budinich

(spouse of Merek Budinich)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Trisha A. Holmgren is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as Power of Attorney for Bridget I. Heffele and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

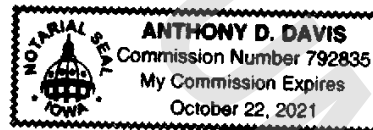
State of ~~WASHINGTON~~ IOWA  
County of ~~SKAGIT~~ TASSER

I certify that I know or have satisfactory evidence that Merek C. Budinich is the person who appeared before me, Merek Budinich and Melissa Budinich and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: APRIL 24, 2020

Anthony D. Davis

Name: ANTHONY D. DAVIS  
Notary Public in and for the State of IOWA  
Residing at: POLK CO. IOWA  
My appointment expires: 10/22/21



**STATUTORY WARRANTY DEED**  
(continued)

## EXHIBIT "A"

### Exceptions

1. 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. 11-95:

Recording No: 9601120050

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

Purpose: Ingress, Egress, Utilities, Vehicular Parking Area and Drainage  
 Recording Date: January 15, 2008  
 Recording No.: 200801150020  
 Affects: This and additional property

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington corporation and Comcast Cable Communications Management, LLC, a Washington limited liability company  
 Purpose: Underground facilities and Utilities  
 Recording Date: July 24, 2012  
 Recording No: 201207240059  
 Affects: Said Land

4. 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

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

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."

5. Assessments, if any, levied by City of Sedro-Woolley.
6. City, county or local improvement district assessments, if any.
7. Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Executed by: Bridget Hefele and Merek Cecil Budinich  
Recording Date: April 7, 2020  
Recording No.: 202004070030

Reference is hereby made to said document for full particulars.