

When recorded return to:
Braden Michael Roberts
P O Box 173
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1885
May 29 2020
Amount Paid \$5925.00
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
U20041452

Escrow No.: 620041452

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bridget Hefele, an unmarried person and Merek Cecil Budinich, a married man
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Braden Michael Roberts, a single man

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 2, 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): P108422 / 350519-2-012-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 5/28/20
Bridget Heffele by
Trisha A. Holmgren as
her attorney in fact

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

Merek C Budinich

Merek Cecil Budinich

Melissa K Budinich

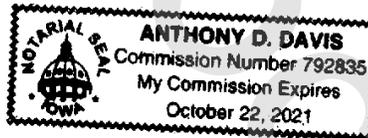
Melissa Budinich
Spouse of Grantee

State of IOWA
County of JASPER

I certify that I know or have satisfactory evidence that Merek Cecil Budinich and Melissa Budinich are the persons who appeared before me, 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: MAY 26, 2020

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



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 he/she signed this instrument as Attorney in Fact for Bridget Hefele and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 28, 2020

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires 03.01.2024

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

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. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.