

When recorded return to:

Joshua L. Cecotti and Amanda J. Cecotti
17687 Allen Rd
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2299

Jun 25 2020

Amount Paid \$11298.00
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.: 620042964

CHICAGO TITLE
620042964

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott A. Morrow, an unmarried person, as his separate estate and Victoria L. Morrow, 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 Joshua L. Cecotti and Amanda J. Cecotti, husband and wife

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): 3, Skagit County Short Plat No. 93-082

Ptn. NW NE 13-35-3 (md)

Tax Parcel Number(s): P106687 / 350313-1-002-0300

STATUTORY WARRANTY DEED (continued)

Dated: June 22, 2020

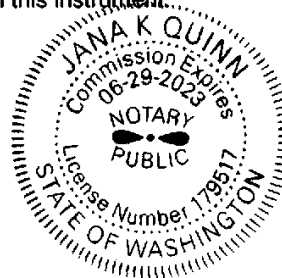
Scott A. Morrow
Scott A. Morrow

Victoria L. Morrow
Victoria L. Morrow

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Scott A. Morrow is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 24, 2020
Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Victoria L. Morrow is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 24, 2020
Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

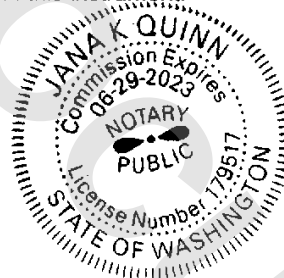


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P106687 / 350313-1-002-0300

Lot 3, Skagit County Short Plat No. 93-082, approved July 5, 1994, and recorded July 11, 1994, in Volume 11 of Short Plats, page 89, under Auditor's File No. 9407110008, records of Skagit County, Washington; being a portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 13, Township 35 North, Range 3 East, W.M.;

EXCEPT that portion of said premises lying within the following described tract:

That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12, Township 35 North, Range 3 East, W.M., Skagit County, Washington, more particularly described as follows:

Commencing at the Northeast corner of said Northwest $\frac{1}{4}$;
thence along the East line of said Northwest $\frac{1}{4}$ South $00^{\circ}21'59''$ East a distance of 37.50 feet to the true point of beginning;
thence continuing along said East line South $00^{\circ}21'59''$ West a distance of 1,289.40 feet to the South line of said Northwest $\frac{1}{4}$;
thence along said South line North $89^{\circ}48'04''$ West a distance of 3.18 feet to the fence shown as existing and running Northerly just West of the West line of the parcel surveyed on Skagit County Recorded Survey Number 9304120079, records of Skagit County, Washington;
thence following said fence North $05^{\circ}26'19''$ West a distance of 226.41 feet;
thence North $04^{\circ}46'05''$ West a distance of 74.27 feet;
thence North $01^{\circ}51'54''$ West a distance of 990.48 feet;
thence East a distance of 54.80 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

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 May 22, 2020
between Joshua Cecotti Amanda Cecotti ("Buyer")
Buyer Buyer
and Scott A Morrow Victoria L Morrow ("Seller")
Seller Seller
concerning 17687 Allen Rd Bow WA 98232 (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.

AuthentisIGN
Amanda Cecotti 05/23/2020
Buyer 11:39:04 AM PDT Date

AuthentisIGN
Joshua Cecotti 05/23/2020
Buyer 11:50:28 AM PDT Date

AuthentisIGN
Victoria Morrow 05/27/2020
Seller 5/27/2020 3:34:04 PM PDT Date

AuthentisIGN
Scott Morrow 05/27/2020
Seller 5/27/2020 3:37:14 PM PDT Date