

When recorded return to:
Eric Juillerat
968 North Fruitdale Road
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.: 620043241

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2674

Jul 17 2020

Amount Paid \$4805.00

Skagit County Treasurer

By Heather Beauvais Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul P. Nelson and Jackie L. Nelson husband and wife, who acquired title as Paul Nelson and Jackie Nelson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Eric Juillerat, as a separate estate

the following described real estate, situated in the County of Skagit, State of Washington: *an unmarried person*

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

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

Lot(s): B, Skagit County Short Plat No. SP-2-10

Tax Parcel Number(s): P95641 / 350518-4-014-0307

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 15, 2020

Paul P. Nelson
Paul P. Nelson

Jackie L. Nelson
Jackie L. Nelson

State of Washington
Skagit county of Skagit

I certify that I know or have satisfactory evidence that Paul P. Nelson and Jackie L. Nelson
~~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/hers/~~their~~) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: July 16, 2020

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

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P95641 / 350518-4-014-0307

Lot B, Short Plat No. SP-2-10, approved December 21, 2010, recorded December 21, 2010, under Auditor's File No. 201012210062; being a portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Reservation contained in Deed under which Title is claimed, including the terms, covenants and provisions thereof

Recording Date: April 30, 1906
Recording No.: Volume 63 of Deeds, page 175

Excepting, however, from the operation of this deed and reserving unto the said party of the first part, its successors and assigns, all mineral and mineral oils in or under any of said lands, whether said minerals or mineral oils are now known, or shall hereafter be discovered; without however, any right of the party of the first part, its successors or assigns, in, to, or upon the surface of any said lands.

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: March 17, 1971
Recording No.: 749848

3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 5, 1971
Recording No.: 752195

4. 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 Skagit County Short Plat No. 90-58:

Recording No: 9010180005

5. 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 Skagit

EXHIBIT "B"
Exceptions
(continued)

County Short Plat No. SP-2-10:

Recording No: 201012210062

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Sedro Woolley.
8. 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 June 16, 2020

between Eric Juillerat ("Buyer")
Buyer Paul Nelson ("Seller")
Seller Jackie Nelson ("Seller")
Seller
concerning 968 N Fruitdale Rd 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.

Authorized by Eric Juillerat 06/16/2020
Buyer 9:45:36 PM PDT Date

Buyer _____ Date

Paul Nelson 6-17-2020
Seller Date

Jackie Nelson 6-17-2020
Seller Date