

**When recorded return to:**

Robert Ashworth and Kari Ashworth  
7281 Russell Road  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3006

Aug 07 2020

Amount Paid \$8005.00

Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043381

**CHICAGO TITLE**

020043381

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tami M. Melum, also appearing of record as Tami May Melum, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Robert Ashworth and Kari Ashworth, a married couple

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

LOT 3 OF SHORT PLAT NO. PL01-0085 AS RECORDED DECEMBER 20, 2001 UNDER RECORDING NO. 200112200136, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH RANGE 7 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): P118702/350711-2-007-0400

Subject to:


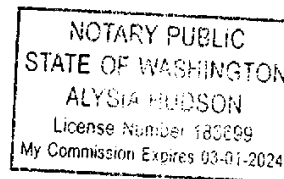
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 4, 2020

  
Tami M. MelumState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Tami M. Melum 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: August 04, 2020  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 03.01.2024

**EXHIBIT "A"**  
**Exceptions**

1. 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 No.: 188883 and 191426  
Affects: as described in said instrument
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Bechtel Corporation  
Purpose: pipeline  
Recording Date: October 20, 1965  
Recording No.: 674371  
Affects: 40 feet in width as described in said instrument
3. Title Notification for development activities on or adjacent to designated natural resource lands and the terms and conditions thereof:  
  
Recording Date: June 7, 2004  
Recording No.: 200406070002
4. Title Notification for waiver of 200 foot setbacks for properties outside of and immediately adjacent to designated natural resource lands and the terms and conditions thereof  
  
Recording Date: June 7, 2004  
Recording No.: 200406070003
5. Record of Lot Certification and the terms and conditions thereof:  
  
Recording Date: January 29, 2001  
Recording No.: 200101290084
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 Short Plat PL01-0085:  
  
Recording No: 200112200136
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. City, county or local improvement district assessments, if any.
9. 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."