

**When recorded return to:**  
Alfred A Del Vecchio and Christianne N Del  
Vecchio  
5523 Timberridge Drive  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3277

Aug 21 2020

Amount Paid \$10952.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

**CHICAGO TITLE COMPANY**  
620043785

Escrow No.: 245428509

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kathryn Abrams, a married woman as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys, and warrants to Alfred A Del Vecchio and Christianne N Del Vecchio, a married  
couple

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

**For APN/Parcel ID(s): P48732 / 360335-3-008-0109**

Lot 4, Short Plat No. 95-040, approved January 8, 1997, recorded January 10, 1997 in Volume 12  
of Short

Plats, pages 178 to 180, inclusive, under Auditor's File No. 9701100062 and being a portion of the  
Southeast ¼ of the Southwest ¼ of Section 35, Township 36 North, Range 3 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):

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 16, 2020

*Kathryn M Abrams*  
Kathryn Abrams

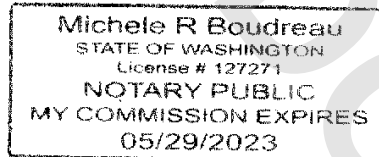
*J. H. Abrams*  
John Abrams, as to any homesteading or community property rights

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Kathryn Abrams and John Abrams are the persons who appeared before me, and said persons 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: August 19, 2020

*Michele R Boudreau*  
Name: MICHELE R BOUDREAU  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: May 29, 2023



## SPECIAL EXCEPTIONS

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

Granted to: Blanchard-Edison Water Association  
Purpose: Water pipe lines and roadway

Recording Date: June 20, 1957  
Recording No.: 552796

Recording Date: June 25, 1957  
Recording No.: 552973

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

Granted to: Adjoining property owners  
Purpose: Ingress, egress and roadway  
Recording Date: April 26, 1968  
Recording No.: 713026

Road Construction and Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: January 10, 1997  
Recording No.: 9701100065

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. 95-040:

Recording No: 9701100062

Agricultural Lot Size Variance No. AGV 95-041 including the terms, covenants and provisions thereof

Recording Date: December 14, 1995  
Recording No.: 9512140020

Title Notification including the terms, covenants and provisions thereof

Recording Date: June 14, 2005  
Recording No.: 200506140088

Notice regarding Bylaws and Service Area, including the terms, covenants and provisions thereof

Recording Date: November 16, 2009

Recording No.: 200911160063

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."

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2020
Tax Account No.:	P48732/ 360335-3-008-0109
Levy Code:	1140
Assessed Value-Land:	\$163,400.00
Assessed Value-Improvements:	\$344,000.00

General and Special Taxes:	
Billed:	\$4,764.90
Paid:	\$2,382.50
Unpaid:	\$2,382.40