

When recorded return to:
Derek Widrick and Natasha L. Widrick
305 North Central Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3409

Aug 31 2020

Amount Paid \$6389.00
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.: 620043026

CHICAGO TITLE
620043026

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tami Frye, 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 Derek Widrick and Natasha L. Widrick, 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.)

Ptn. NE NE, 24-35-4E, W.M.

Tax Parcel Number(s): P37488 / 350424-0-112-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 25, 2020



Tami Frye

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Tami Frye is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-28-2020



Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P37488 / 350424-0-112-0002

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point 10 feet East and 915 feet North of the Southwest corner of said Northeast 1/4 of the Northeast 1/4; thence East 310 feet;
thence North to the Southeast corner of that certain tract conveyed to Nels Hodgkin, et ux, by deed recorded under Auditor's File No. 442904;
thence West along the South line of said Hodgkin Tract, 310 feet to a point 10 feet East of the West line of said Northeast 1/4 of the Northeast 1/4;
thence South to the Point of Beginning,

EXCEPT the East 206 feet thereof,

AND ALSO EXCEPT the North 24 feet thereof,

AND ALSO EXCEPT the following described parcel:

That portion of Northeast 1/4 of the Northeast 1/4 of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning 10 feet East and 972.69 feet North of the Southwest corner of said subdivision, said point being the Northwest corner of that parcel described in Quit Claim Deed to Art Spanski and Judy Spanski, under Auditor's File No. 9512080069;
thence North 88 degrees 30'06" East along the North line of a distance of 103.81 feet to the Northeast corner thereof;
thence North 01 degrees 29'54" West along the East line of that parcel described in Statutory Warranty Deed to Art and Judy Spanski, under Auditor's File No. 9501040033, a distance of 12.00 feet;
thence South 88 degrees 30'06" West, a distance of 103.81 feet to the West line of said Spanski Parcel described in Auditor's File No. 9501040033;
thence South 01 degree 29'54" East along said West line, a distance of 12.00 feet to the Point of Beginning of this description.

EXCEPTING THEREFROM the property described on the Partial Reconveyance recorded on July 25, 2012 as Auditor's File No. 201207250090.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: December 4, 1998
Recording No.: 9812040074

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

Granted to: Arthur W. Spanski and Judy A Spanski, husband and wife
Recording Date: August 17, 1998
Recording No.: 9808170006

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Sedro Woolley.
5. 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 16, 2020

between Derek Widrick Natasha L Widrick ("Buyer")
Buyer Buyer

and Tami R Frye ("Seller")
Seller Seller

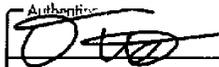
concerning 305 N Central Street Sedro Woolley WA 98284 (the "Property")
Address City State Zip

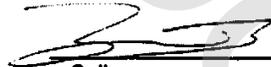
Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

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.

Authenticat

Buyer 2:46:09 PM PDT
Date 07/16/2020


Seller
Date 7/16/20

Authenticat
Natasha L Widrick
Buyer 4:22:27 PM PDT
Date 07/16/2020

Seller
Date