



202009110123

09/11/2020 01:39 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Ian C. Semanko and Crystal B. Semanko
204 E. Spruce St
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043584

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2010 2022
SEP 11 2020

Amount Paid \$ 10,319.00
By *WJ* Skagit Co. Treasurer
Deputy

CHICAGO TITLE
420043584

STATUTORY WARRANTY DEED

THE GRANTOR(S) John J. Barone, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Ian C. Semanko and Crystal B. Semanko, a married couple and Joel A. Semanko and Andrea L. Semanko, as trustees of the Semanko Family Trust, dated May 10, 1991

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

Lot B of Revised Skagit County Short Plat No. 101-79, recorded August 7, 1980, in Volume 4 of Short Plats, page 157, under Auditor's File No. 8008070017, records of Skagit County, Washington; being a portion of Sections 2 and 3, Township 33 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P16206 / 330402-2-002-0009, P105109 / 330402-2-002-0300

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 17, 2020

John J. Barone
John J. Barone

Kari L. Barone
Kari L. Barone

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that John J. Barone and Kari L. Barone 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: 09.10.2020

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

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission 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: Day Lumber Company and H.C. Peters and Gertrude Peters, husband and wife
Purpose: Permanent Highway
Recording Date: January 23, 1922
Recording No.: Volume 123 of Deeds, Page 594
2. 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. 101-79:

Recording No: 8008070017
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Georgia Pacific Corporation
Purpose: Access and Silvicultural
Recording Date: June 27, 1977
Recording No.: 859258
4. Agreement regarding water use, including the terms, covenants and provisions thereof

Recording Date: December 11, 1986
Recording No.: 8612110002
5. Agreement regarding Aerobic Treatment Unit, including the terms, covenants and provisions thereof

Recording Date: September 4, 2001
Recording No.: 200109040113
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Robert Parkinson and Christine V. Parkinson
Purpose: Ingress, egress and utilities
Recording Date: March 25, 2015
Recording No.: 201503250060

EXHIBIT "A"Exceptions
(continued)

7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. The Land has been classified as Timber and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: January 19, 1996
Recording No.: 9601190043

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.
10. Assessments, if any, levied by Mount Vernon.

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 July 10, 2020

between Ian C. Semanko Crystal B. Semanko ("Buyer")
Buyer Buyer

and John J. Barone Kari L Barone ("Seller")
Seller Seller

concerning 22083 Amick Rd Mount Vernon WA 98274 (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.

Authenticator <u>Ian C. Semanko</u> <small>Buyer 2:13:42 PM PDT</small> Date	07/10/2020	Authenticator <u>John J. Barone</u> <small>7/10/2020 8:12:15 PM PDT</small> Date	07/10/2020
Authenticator <u><i>[Signature]</i></u> <small>Buyer 2:42:25 PM PDT</small> Date	07/10/2020	Seller	Date
Authenticator <u>Joel A Semanko, Trustee</u> <small>7/10/2020 2:58:05 PM PDT</small>	07/10/2020		