

When recorded return to:
Ivan Prado Lamas and Danica Prado
9312 Claybrook Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3984

Sep 30 2020

Amount Paid \$6245.00
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.: 620044435

CHICAGO TITLE
6200 44435

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott D. Williams and Mistry M. Williams, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration as part
of a IRS 1031 Tax Deferred Exchange

in hand paid, conveys, and warrants to Ivan Prado Lamas and Danica Prado, a married couple

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

LOT 1 OF CITY OF SEDRO-WOOLLEY SHORT PLAT NO. PL02-0512, AS APPROVED MAY 1,
2002, AND RECORDED MAY 15, 2003, UNDER AUDITOR'S FILE NO. 200305150125,
RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST
1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 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): P39806 / 350519-0-185-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 24, 2020

Scott D. Williams
Scott D. Williams
Misty M. Williams
Misty M. Williams

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Scott D Williams and Misty M Williams
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/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 09.29.2020

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSA HUDSON
License Number 123899
My Commission Expires 03-01-2024

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

EXHIBIT "A"
Exceptions

1. Record of Lot Certification
Recording Date: June 15, 2001
Recording No.: 200106150111

2. Order on Variance Permit Application VA 01 0480
Recording Date: January 31, 2002
Recording No.: 200201310116

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Mae Norris, a single woman and Lewis E. Norris and Marcia E. Norris,
husband and wife
Purpose: Utilities
Recording Date: February 21, 2003
Recording No: 200302210200
Affects: Said property

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 City of Sedro-Woolley Short Plat No. PL02-0512:

Recording No: 200305150125

5. Agreement Regarding Annexation and ULID/LID Waiver of Protests For Development Within the UGA of the City of Sedro-Woolley

Recording Date: May 15, 2003
Recording No.: 200305150126

6. 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

EXHIBIT "A"

Exceptions
(continued)

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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.