

**When recorded return to:**  
Rachel Wright and Jeremy Wright  
314-316 Birchwood Lane  
Sedro Woolley, WA 98284

CHICAGO TITLE CO.  
500107808

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4117

Oct 07 2020

Amount Paid \$7204.20

Skagit County Treasurer  
By Heather Beauvais Deputy

Escrow No.: 500107808

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian D Zwicker and Leigh Zwicker, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jeremy Wright and Rachel Wright, husband and wife

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

LOT 3, CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-03-1254, APPROVED OCTOBER 6,  
2003 AND OCTOBER 7, 2003, RECORDED OCTOBER 16, 2003 UNDER AUDITOR'S FILE NO.  
200310160117, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOT  
4, BLOCK 1, ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY, AS PER PLAT  
RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P120931 / 4169-001-004-0200


Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 1, 2020

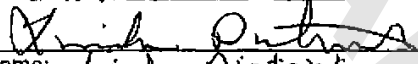
  
\_\_\_\_\_  
Brian D Zwicker

  
\_\_\_\_\_  
Leigh Zwicker

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Brian D Zwicker and Leigh Zwicker 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: 10/5/2020

  
\_\_\_\_\_  
Name: Linda Dietrick  
Notary Public in and for the State of WA  
Residing at: Sedro Woolley  
My appointment expires: 11/03/2020

LINDA DIETRICK  
Notary Public  
State of Washington  
My Appointment Expires  
Nov 3, 2021

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

1. 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 Rosedale Garden Tracts of Sedro-Woolley, recorded in Volume 3 of Plats, Page 52:  
  
Recording No: 58924
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Sedro Woolley Sub-Flood Control Zone of Skagit County  
Purpose: Flood control and drainage  
Recording Date: July 24, 1986  
Recording No.: 8607240014
3. 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 Sedro Woolley Short Plat No. SW-03-1254:  
  
Recording No: 200310160117
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: December 15, 2003  
Recording No.: 200312150197  
  
Recording Date: December 15, 2003  
Recording No.: 200312150198
5. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: October 9, 2015  
Recording No.: 201510090074

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

Recording Date: July 27, 2016  
Recording No.: 201607270194  
Matters shown: fence  
Affects: North line

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Sedro Woolley.
10. City, county or local improvement district assessments, if any.