

When recorded return to:
Donalda N. Wiggins and John H. Wiggins
405 Marcella Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4370

Oct 21 2020

Amount Paid \$6965.00

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

CHICAGO TITLE
620044989

Escrow No.: 620044989

STATUTORY WARRANTY DEED

THE GRANTOR(S) MARIO BROWN and JODEE BROWN, also appearing of record as Mario M. Brown and Jodee A. Brown, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Donalda N. Wiggins and John H. Wiggins, a married couple

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

Lot 2, City of Sedro-Woolley Short Plat No. SW 2017-110, 'Brown Short Plat', approved April 18, 2018, recorded April 19, 2018 under Auditor's File No. 201804190071, records of Skagit County, State of Washington, being a portion of Lot 11, 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 within the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P134171 / 4169-001-011-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 18, 2020

See attached

Mario Brown

[Signature]

JoDee Brown

State of WASHINGTON
County of SKAGIT

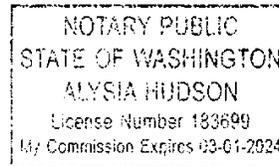
AH 10.20.2020

I certify that I know or have satisfactory evidence that ~~Mario Brown~~ and JoDee Brown 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: 10.20.2020

Alysia Hudson

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



STATUTORY WARRANTY DEED
(continued)

Dated: October 18, 2020



Mario Brown

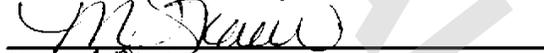


JoDee Brown

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Mario Brown and ~~JoDee Brown~~ 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: October 18, 2020



Name: Marissa Skaar

Notary Public in and for the State of WA

Residing at: Harwood

My appointment expires: 3/2/2021



EXHIBIT "A"
Exceptions

1. Reservations contained in Deed from Charles Wahlopen, including the terms, covenants and provisions thereof
Recording Date: October 14, 1947
Recording No.: 409927
2. Agreement regarding a drainage ditch, including the terms, covenants and provisions thereof
Recording Date: January 31, 1948
Recording No.: 415111
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 Short Plat No. SW 10-36:
Recording No: 9707290102
4. Title Notification, including the terms, covenants and provisions thereof
Recording Date: January 13, 2017
Recording No.: 201701130068
5. 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: January 24, 2018
Recording No.: 201801240040
6. Permanent Stormwater Control Facilities Operation and Maintenance (O&M) Manual, terms and conditions therein, recorded April 12, 2018, under Skagit County Auditor's File No. 201804120038.
7. 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 Short Plat No. SW 2017-110:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 201804190071

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.

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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ALL RIGHTS RESERVED

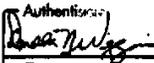
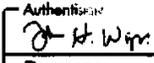
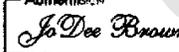
The following is part of the Purchase and Sale Agreement dated October 02, 2020
between Donalda N Wiggins John H Wiggins ("Buyer")
Buyer Buyer
and Mario Brown JoDee Brown ("Seller")
Seller Seller
concerning 405 Marcella Lane Sedro Woolley WA 98284 (the "Property")
Address City State Zip

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.

Authenticate  Buyer 7:54:41 AM PDT Date	10/02/2020	Authenticate  Seller 10/2/2020 7:28:58 PM PDT Date	10/02/2020
Authenticate  Buyer 7:56:32 AM PDT Date	10/02/2020	Authenticate  Seller 10/2/2020 7:30:44 PM PDT Date	10/02/2020