

**When recorded return to:**

John Roeder  
21544 Starbird Road  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4779

Nov 10 2020

Amount Paid \$9251.00

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.: 620044917

**CHICAGO TITLE**

620044917

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joan Sarchett, a married woman as her separate estate and Deronda K. Sarchett, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to John Roeder, an unmarried man

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

Tract 8 of that certain 5 acre Parcel Subdivision No. 501-80, entitled FREMALI'S COUNTRY ESTATE, approved September 25, 1980, under Auditor's File No. 8009250045, records of Skagit County, Washington, in Volume 4 of Short Plats, pages 179 and 180, records of Skagit County, Washington; being a portion of Section 34, Township 33 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, State of Washington.

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

Tax Parcel Number(s): P17826 / 330434-4-002-0502

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 23, 2020

Joan Sarchett  
Joan Sarchett

Deronda K. Sarchett  
Deronda K. Sarchett

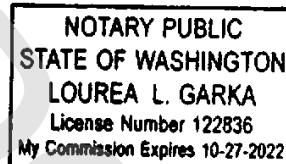
Ricky D. Sarchett  
Ricky D. Sarchett

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Joan Sarchett and Ricky D. Sarchett 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: November 9, 2020

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of wa  
Residing at: Orlino, WA  
My appointment expires: 10/27/2022

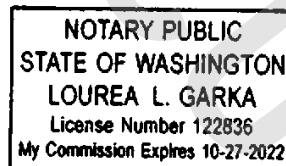


State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Deronda K. Sarchett 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: November 9, 2020

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of wa  
Residing at: Orlino, WA  
My appointment expires: 10/27/2022



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 5 ACRE PARCEL SUBDIVISION NO. 501-80:

Recording No: 8009250045

2. 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

Recording Date: January 29, 1982  
Recording No.: 8201290034

3. Covenants, conditions, restrictions and easements contained in declaration of restrictions  
Recorded: March 3, 1983  
Auditor's No.: 8303030034, records of Skagit County, WA  
Executed by: J.F. Lisiecki and Marlis Lisiecki, husband and wife; and Fremali Corporation, a Washington corporation

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: February 25, 1994  
Auditor's No(s): 9402250073, records of Skagit County, Washington  
In favor of: James E. Talbot and Merna A. Talbot, husband and wife  
For: Construction, maintenance and repair of a single electric transmission or distribution line  
Affects: Northeasterly portion of said premises

5. Skagit County Right to Farm Disclosure and the terms and conditions thereof

Recording Date: August 6, 2009  
Recording No.: 200908060048

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 commercial significance in Skagit County. A variety of Natural Resource Land commercial

**EXHIBIT "A"**Exceptions  
(continued)

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.