

When recorded return to:
Ben Sullivan and Lea J. Sullivan
2505 Wells Way
Camano Island, WA 98282

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045249
land Title
02-181322-0

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4877

Nov 16 2020

Amount Paid \$8895.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brett L. Smith and Rhonda L. Smith, married

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ben Sullivan and Lea J. Sullivan, husband and wife

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

Lot 2 of Short Plat No. 92-018 as approved July 31, 1992, and recorded August 3, 1992, in Volume
10 of Short Plats, page 108, under Auditor's File No. 9208030069, records of Skagit County,
Washington; being a replat of Lot 1 of Short Plat No. 26-83 recorded in Volume 6 of Short Plats,
page 103, under Auditor's File No. 8312070001, records of Skagit County, Washington; being a
portion of the South 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 12, Township 35 North,
Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

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

Subject to: See Exhibit "A" attached hereto and made a part hereof

Tax Parcel Number(s): P101775 / 350412-3-001-0202

STATUTORY WARRANTY DEED
(continued)

Dated: November 9, 2020

Brett L. Smith
Brett L. Smith
Rhonda L. Smith
Rhonda L. Smith

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Brett L. Smith and Rhonda L. Smith 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: 11-12-2020

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXCEPTIONS:

- A. Reservation contained in deed conveying the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 12, Township 35 North, Range 4 East, W.M., from Pope & Talbot, Inc., a corporation, to Edward W. Kimsey and Lena Kimsey, his wife, dated August 7, 1944, filed August 30, 1944, under Auditor's File No. 374080, and recorded in Volume 195 of Deeds, page 312, substantially as follows:

"Reserving unto the Grantor, its successors in interest and assigns, an easement for road purposes over, along and across the Easterly 30 feet and the Westerly 30 feet thereof."

- B. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: SP#26-83
Recorded: December 7, 1983
Auditor's No.: 8312070001

- C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Brett Smith and Rhonda Smith
Purpose: For well protection zone
Area Affected: A portion of a circular parcel having a radius of 100 feet, the center point of which is described as follows: Beginning at the Northwest corner of Lot 1 of Short Plat No. 26-83, approved December 6, 1983, recorded December 7, 1983, under Auditor's File No. 8302070001 in Volume 6 of Short Plats, page 103, records of Skagit County, Washington, being a portion of the Southeast $\frac{1}{4}$ of Section 12, Township 35 North, Range 4 East, W.M.; thence North $89^{\circ}54'43''$ East along the North line of said Lot 1, a distance of 109.08 feet; thence South $0^{\circ}05'17''$ East, perpendicular to the North line of said Lot 1, a distance of 257.87 feet to the center of an existing well casing.
Dated: June 18, 1992
Recorded: June 19, 1992
Auditor's No.: 9206190045

- D. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: SP#92-018
Recorded: August 3, 1992
Auditor's No.: 9208030069

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 06, 2020
between Lea J Sullivan Benjamin Sullivan ("Buyer")
Buyer Buyer
and Brett Smith Rhonda Smith ("Seller")
Seller Seller
concerning 7519 Smith Drive 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.

Authentication
Lea J Sullivan 10/07/2020
Buyer 10/20 3:25:45 PM PDT Date

Authentication
Benjamin Sullivan 10/07/2020
Buyer 10/20 3:27:23 PM PDT Date

Brett Smith 10/8/20
Seller Date

Rhonda K. Smith 10/8/20
Seller Date