

When recorded return to:

Alyssa Willis
3062 Old Highway 99 North Rd
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5049

Nov 24 2020

Amount Paid \$8005.00
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.: 620045089

CHICAGO TITLE
620045089

STATUTORY WARRANTY DEED

THE GRANTOR(S) Chad L. Ramsey and LaDawn M. Ramsey, who acquired title as LaDawn M. McCoy, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys, and warrants to Alyssa Willis, an unmarried person; and Shane Willis, an unmarried man

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

Tract 4 of Skagit County Short Plat No. 94-79, approved August 30, 1979, recorded September 6, 1979, under Auditor's File No. 7909060005, in Volume 3 of Short Plats, page 175, being a portion of the North ½ of the Northwest ¼ of Section 20, Township 36 North, Range 4 East, W.M., and of the South ½ of the Southwest ¼ of Section 17, Township 36 North, Range 4 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): P49592 / 360420-2-002-2109

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 13, 2020

Chad L. Ramsey
Chad L. Ramsey

LaDawn M. Ramsey
LaDawn M. Ramsey

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Chad L. Ramsey and LaDawn M. Ramsey
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: November 10, 2020

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Armona
My appointment expires: 06/29/2023

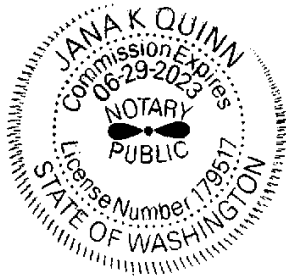


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: West Coast Telephone Company
Purpose: Pole line right of way
Recording Date: May 11, 1938
Recording No.: Volume 174 of Deeds, page 504
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: December 8, 1924
Recording No.: Volume 136 of Deeds, page 176
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: June 15, 1925
Recording No.: Volume 137 of Deeds, page 94
4. Reservations and restrictions contained in Deed from Bloesel Donovan Timber Co., including the terms, covenants and provisions thereof

Recording Date: July 13, 1939
Recording No.: Volume 177 of Deeds, page 407
5. Sewer Service Agreement, including the terms, covenants and provisions thereof

Recording Date: November 6, 1979
Recording No.: 7911060021
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: underground Electric transmission and/or distribution line
Recording Date: June 21, 1984
Recording No.: 8406210027
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting

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

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 Skagit County Short Plat No. 94-79:

Recording No: 7909060005

8. Low Flow Mitigation Summary, including the terms, covenants and provisions thereof

Recording Date: June 23, 2008

Recording No.: 200806230131

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Note: Manufactured Home Title Elimination Application recorded under Recording No. 9308040124 recites that a manufactured (mobile) home is, or is being affixed to the Land.
11. 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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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 10, 2020
between Alyssa Willis ("Buyer")
Buyer
and LaDawn Ramsey Chad Ramsey ("Seller")
Seller Seller
concerning 3062 Old Highway 99 Burlington WA 98233 (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.

Authenticated 10/10/2020
Alyssa Willis
Buyer 10/10/2020 1:04:32 PM PDT Date

Buyer Date

Authenticated 10/07/2020
LaDawn Ramsey
Seller 10/07/2020 12:01:25 AM PDT Date

Authenticated 10/07/2020
Chad Ramsey
Seller 10/07/2020 12:29:33 AM PDT Date