

When recorded return to:

Roland Speight
45623 Hillside Alley
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5054

Nov 24 2020

Amount Paid \$3685.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045180

CHICAGO TITLE
620045180

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jose Sanchez and Sheya Shields-Sanchez Husband and Wife
*also know of Record as Sheya A. Shields Sanchez
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Roland Speight, a single man as his separate estate

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

Lots 1 Through 6, inclusive, Block 3, "MARENGO ADDITION TO BAKER," as per plat recorded in
Volume 3 of Plats, page 97, records of Skagit County, Washington,

EXCEPT a portion of Lot 6, Block 3, "MARENGO ADDITION TO BAKER," as per plat recorded in
Volume 3 of Plats, page 97, records of Skagit County, Washington, more particularly described as
follows:

Beginning at the Southwest corner of said Lot 6;
thence South 89°03'11" East along the South line of said Lot 6 for a distance of 9.00 feet;
thence North 0°09'12" East for a distance of 120.01 feet to an intersection with the Northerly line of
said Lot 6;
thence North 89°03'11" West along said Northerly line for a distance of 7.34 feet to the Northwest
corner of Lot 6;
thence South 0°56'45" West along the West line of said Lot 6 for a distance of 120.00 feet to the
point of beginning.

Situate in the Town of Concrete, County of Skagit, State of Washington.

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

P70625/
4051-003-004-0000

STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P70625 / 4051-003-004-0000

Subject to:

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

Dated: November 14, 2020

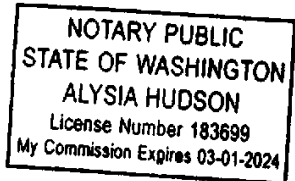
Jose Sanchez
Jose Sanchez

Sheya Shields-Sanchez
Sheya Shields-Sanchez

State of Washington
county of skagit

I certify that I know or have satisfactory evidence that Jose Sanchez and Sheya Shields-Sanchez
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/they) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 11.23.2020



Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires: 03.01.2020

EXHIBIT "A"
Exceptions

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

Recording Date: June 6, 2005
Recording No.: 200506060139

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Concrete.
4. 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 14, 2020
between Roland Speight ("Buyer")
Buyer Buyer
and Jose Sanchez Sheya Sanchez ("Seller")
Seller Seller
concerning 45623 Hillside Alley Concrete WA 98237 (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.

AuthentisIGN
Roland Speight 10/15/2020
Buyer 11:18:00 AM PDT Date

Buyer Date

AuthentisIGN
Jose Sanchez 10/15/2020
10/15/2020 5:40:28 PM PDT Date
Seller

AuthentisIGN
Sheya Sanchez 10/15/2020
10/15/2020 5:45:47 PM PDT Date
Seller