

**When recorded return to:**

John W. Sidelinger and Louise M. Sidelinger  
4751 Blank Road  
Sedro Woolley, WA 98284

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 2020-5354

Dec 16 2020

Amount Paid \$7845.00  
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

**CHICAGO TITLE CO.**  
*620045094*

Escrow No.: 620045094

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James J. Hannawalt and Nelli Hannawalt, Husband and Wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to John Sidelinger and Louise Sidelinger, a married couple and Benjamin Sidelinger, a married man

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

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

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

Lot(s): 3, Skagit County Short Plat No. 54-80

*SE 25-36-4*

Tax Parcel Number(s): P49991 / 360425-4-010-0310

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

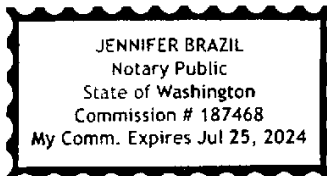
Dated: December 10, 2020

[Signature] 12/11/2020  
James O. Hannawalt  
[Signature] 12/11/2020  
Nelli Hannawalt

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that  
James J. Hannawalt and Nelli Hannawalt  
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: 12-11-2020



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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P49991 / 360425-4-010-0310**

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**PARCEL A:**

Tract 3 of SHORT PLAT NO. 54-80, approved June 18, 1980 and recorded in Volume 4 of Short Plats, page 115, under Auditor's File No. 8006180015, records of Skagit County, Washington; being a portion of Section 25, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

**PARCEL B:**

Non-exclusive easement for ingress, egress and utilities over and across those portions of Tracts 1 and 2 of said Short Plat set aside for easement purposes, all as delineated on the face of said Short Plat No. 54-80.

Situated in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. Agreement, including the terms, covenants and provisions thereof  
Recording Date: December 16, 1942  
Recording No.: 358425
2. 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 Skagit County Short Plat No. 54-80:  
  
Recording No: 8006180015
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: May 18, 1982  
Recording No.: 82050180019
4. Protected Critical Area Site Plan, including the terms, covenants and provisions thereof  
  
Recording Date: April 2, 2014  
Recording No.: 201404020045
5. Title Notification, including the terms, covenants and provisions thereof  
  
Recording Date: August 14, 2014  
Recording No.: 201408140010
6. Lot of Record Certification, including the terms, covenants and provisions thereof  
  
Recording Date: October 31, 2019  
Recording No.: 201910310080
7. Accessory Dwelling Unit, including the terms, covenants and provisions thereof  
  
Recording Date: August 31, 2020  
Recording No.: 202008310001
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

**EXHIBIT "B"**  
Exceptions  
(continued)

9. City, county or local improvement district assessments, if any.

Authentisign ID: 93D26EA7-DD09-4D90-A06D-A05370A1ECC9

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 14, 2020  
between John Sidelinger *John Sidelinger* Benjamin Sidelinger ("Buyer")  
Buyer Buyer  
and James Hannawalt Nelli Hannawalt ("Seller")  
Seller Seller  
concerning 4751 Blank Rd 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.

Authent  
John Sidelinger 11/14/2020  
Buyer 11:11:18 AM PST Date

*James Hannawalt* 11/14/2020  
Seller Date

Authent  
Benjamin Sidelinger 11/14/2020  
Buyer 11:01:20 AM PST Date

*Nelli Hannawalt* 11/14/2020  
Seller Date

Authent 11/14/2020  
Loniso Sidelinger  
11/14/2020 11:04:50 AM PST