

When recorded return to:
Clinton Rice
11653 Havekost Rd
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-35

Jan 06 2021

Amount Paid \$5925.00

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.: 620045547

CHICAGO TITLE
620045547

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian Shelley Properties, LLC, Washington Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Clinton Rice, an unmarried person and Madelinne Garcia, an unmarried person

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

LOT 3, SHORT PLAT NO. SP-1-09, APPROVED JUNE 8, 2010, RECORDED JUNE 8, 2010,
UNDER AUDITOR'S FILE NO. 201006080049; BEING A PORTION OF LOT 9, "PLAT OF
METCALFE MEADOWS," AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 204,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P130236 / 4706-000-009-0200

Subject to:

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

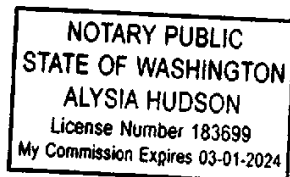
STATUTORY WARRANTY DEED
(continued)

Dated: December 21, 2020

Brian Shelley Properties, LLC

BY: Shelley CamachoShelley Camacho
Managing MemberBY: Brian StraathofBrian Straathof
Managing MemberState of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that Shelley Camacho and Brian Straathof
is ~~are~~ the person(s) who appeared before me, and said person acknowledged that (he/she/~~they~~)
signed this instrument, on oath stated that (he/she/~~they~~) was authorized to execute the instrument and
acknowledged it as the Managing Members of Brian Shelley Properties, LLC to be the free and
voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 01.05.2021

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Aringdon
My appointment expires: 03.01.2024

EXHIBIT "A"

Exceptions

1. 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 Short Plat No. 23-77:

Recording No: 854583

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 Metcalfe Meadows:

Recording No: 9801160082

3. 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 Short Plat SP-1-09:

Recording No: 201006080049

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Jarrold J. Aragon and Eva L. Aragon, husband and wife
Purpose:	Ingress, egress and utilities
Recording Date:	February 18, 2011
Recording No.:	201102180094

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

Granted to:	Puget Sound Energy, Inc., a Washington corporation
Purpose:	Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities
Recording Date:	March 14, 2018
Recording No.:	201803140069

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

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 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. It appears that improvements are located on the Land but are not presently assessed. Supplemental taxes may appear on future tax rolls.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Sedro Woolley.