

**When recorded return to:**  
Adam Del Vecchio and Hollie Del Vecchio  
19121 State Route 9  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620046427

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1056

Mar 12 2021

Amount Paid \$7205.00

Skagit County Treasurer  
By Chelsea Stalcup Deputy

**CHICAGO TITLE**  
**620046427**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Winkelman Farm LLC

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Hollie Del Vecchio and Adam Del Vecchio, a married couple

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

That portion of the Northeast quarter of the Northeast quarter of Section 7, Township 33 North, Range 5 East, W.M. Skagit County, Washington, described as follows:

Starting at the Northeast corner of said Northeast quarter of Northeast quarter;  
thence South 600 feet;  
thence West 870 feet to the Point of beginning;  
thence North 175 feet;  
thence East 125 feet;  
thence South 175 feet;  
thence West 125 feet to the point of Beginning.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P18001 / 330507-1-003-0004

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: March 8, 2021

Winkelman Farm LLC

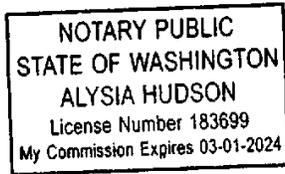
BY: Ruth Heft  
Ruth Heft  
Member

State of Washington  
county of Skagit

I certify that I know or have satisfactory evidence that Ruth Heft

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 Member of Winkelman Farms LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 9, 2021



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

**EXHIBIT "A"**  
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed  
  
Grantor: Bass Lumber Company, a Washington corporation  
Recording Date: August 27, 1918  
Recording No.: 127246 (Volume 111, Pages 105 thru 107)  
Affects: Northwest 1/4 of northeast 1/4 of northeast 1/4
  
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 system  
Recording Date: April 15, 1925  
Recording No.: 182778 (Volume 136, Page 211 thru 215)  
Affects: Portion of premises
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Pacific Northwest Pipeline Corporation, a Delaware corporation, its successors and assigns  
Purpose: Right of way for pipeline or pipelines  
Recording Date: September 13, 1956  
Recording No.: 541542  
Affects: Portion of premises
  
4. Easement for ingress and egress, road and utility purposes over the north 30 feet of Gov't Lot 1 and the north 30 feet of the west 30 feet of the north 1/2 of the northeast 1/4 of the northeast 1/4 for the use and benefit of the south 1/2 of the southeast 1/4 of the southeast 1/4 as reserved in deed recorded under Recording No. 792554.
  
5. 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 system  
Recording Date: September 23, 1980  
Recording No.: 8009230004  
Affects: Portion of premises
  
6. Easement Exchange and the terms and conditions thereof:  
  
Recording Date: January 27, 1989  
Recording No.: 8901270021

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

- Affects: Portion of northeast 1/4 of northeast 1/4
7. Easement Agreement and the terms and conditions thereof:
- Purpose: Ingress, egress and utilities  
Recording Date: May 22, 1996  
Recording No.: 9605220034
8. Lot of Record Certification and the terms and conditions thereof:
- Recording Date: July 12, 2018  
Recording No.: 201807120058  
Recording No.: 201807120059
9. Reciprocal Easement and Road Maintenance Agreement, including the terms, covenants and provisions thereof
- Recording Date: April 10, 2019  
Recording No.: 201904100008
10. 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."
11. City, county or local improvement district assessments, if any.