

When recorded return to:
Charlotte Green and Nathan Wong
1105 North Fruitdale Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1185

Mar 19 2021

Amount Paid \$8895.00
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
620046652

Escrow No.: 620046652

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nathan Miller and Whitney Miller, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Charlotte Green and Nathan Wong, a married couple

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.)

PTN. SE 1/4, SEC. 18-35-5E, W.M

Tax Parcel Number(s): P39377 /
350518-4-001-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 10, 2021

Nathan Miller
Nathan Miller

Whitney Miller
Whitney Miller

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Nathan Miller and Whitney Miller are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 10, 2021

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

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

**For APN/Parcel ID(s): P39377 /
350518-4-001-0005**

The North 200 feet of the East Half of the Southeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT the West 20 feet thereof, as conveyed to Skagit County for road purposes, by deed recorded June 2, 1906, in Volume 63 of Deeds, page 247, records of Skagit County, Washington;

AND EXCEPT the following described tract:

Beginning at the intersection of the South line of said North 200 feet of the East Half of the Southeast Quarter of said Section 18 and the East line of the County road known as Fruitdale Road;
Thence East along the South line of said North 200 feet, a distance of 460 feet;
Thence North parallel with the East line of said road 100 feet;
Thence West parallel with the South line of said North 200 feet, a distance of 460 feet to the East line of said road right-of-way;
Thence South along said road right-of-way 100 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Right of way for roadway and utility purposes
Recording Date: August 6, 1962
Recording No.: 624738
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Pacific Northwest Pipeline corporation
Purpose: Pipeline
Recording Date: September 14, 1956
Recording No.: 541491
Affects: Portion of said property

Amended by:
Recording Date: September 30, 1969
Recording No.: 732077
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, together with necessary appurtenances
Recording Date: December 7, 1984
Recording No.: 8412070043
4. Special Use Permit #SP-84-024 including the terms, covenants and provisions thereof
Recording Date: October 1, 1984
Recording No.: 8410010029
5. Northwest Pipeline Corporation Right of Way and Easement including the terms, covenants and provisions thereof
Recording Date: April 26, 2002
Recording No.: 200204260118
6. Accessory Dwelling Unit including the terms, covenants and provisions thereof
Recording Date: May 10, 2007
Recording No.: 200705100118

EXHIBIT "B"
Exceptions
(continued)

7. City of Sedro Woolley Ordinance No. 1671-10 including the terms, covenants and provisions thereof

Recording Date: March 30, 2010
Recording No.: 201003300062

8. Sanitary Sewer General Facilities Charge Installment Agreement and Promissory Note including the terms, covenants and provisions thereof

Recording Date: March 4, 2011
Recording No.: 201103040058

Amended by Release of Facilities Charges

Recording Date: February 17, 2015
Recording No.: 201502170073

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 5, 2016
Recording No.: 201605050078
Affects: Portion of said premises

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."

EXHIBIT "B"
Exceptions
(continued)

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Sedro Woolley.