

**When recorded return to:**

Jeffrey D. Henry and Deborah Louise Henry  
2283 South Troy Way  
Aurora, CO 80014

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1215

Mar 22 2021

Amount Paid \$7845.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620046509

CHICAGO TITLE  
620046509

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Arlyn Livingston and Kristine Livingston, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part  
of an IRS 1031 Tax Deferred Exchange,  
in hand paid, conveys, and warrants to Jeffrey D. Henry and Deborah Louise Henry, a married couple

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

LOT 3, SEDRO-WOOLLEY SHORT PLAT NO. SW-08-95, APPROVED OCTOBER 19, 1995,  
AND RECORDED OCTOBER 19, 1995, IN VOLUME 12 OF SHORT PLATS, PAGE 36, UNDER  
AUDITOR'S FILE NO. 9510190110, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A  
PORTION OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST  
OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH AN UNDIVIDED ONE-HALF INTEREST IN TRACT A (PRIVATE STREET) OF  
SAID SHORT PLAT NO. SW 08-95, AS SHOWN ON THE FACE OF SAID SHORT PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P107860 / 350519-0-074-0300

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

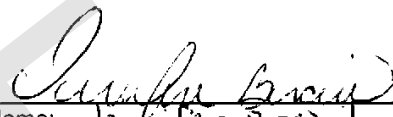
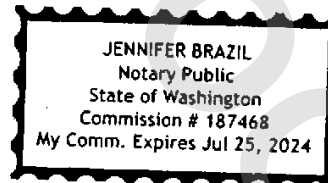
Dated: March 17, 2021

  
Arlyn Livingston

Kristine Livingston

State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Arlyn Livingston and Kristine Livingston  
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: March 19, 2021  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024

## 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 Sedro Woolley Short Plat No SW-08-95:

Recording No: 9510190110

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 19, 1995

Recording No.: 9510190111

3. Agreement, including the terms and conditions thereof; entered into;

Executed by: John L. Abenroth and Dolores A. Abenroth, husband and wife and City of Sedro Woolley  
 Recorded: October 19, 1995  
 Recording No.: 9510190112, records of Skagit County, Washington  
 Providing: Waiver of Protest and Special Power of Attorney

4. 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

**EXHIBIT "A"**

Exceptions  
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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