

When recorded return to:
Bryan Mancuso and Melissa Mancuso
33660 Hamilton Cemetery Rd
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1787

Apr 26 2021

Amount Paid \$8806.00

Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620046829

Escrow No.: 245439845

STATUTORY WARRANTY DEED

THE GRANTOR(S) Heather M. Jackson, a single woman

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Bryan Mancuso and Melissa Mancuso, a married couple

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

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

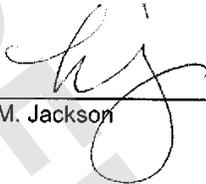
Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. SW SE, 10-35-6E, W.M.

Tax Parcel Number(s): P40998

STATUTORY WARRANTY DEED
(continued)

Dated: April 7, 2021



Heather M. Jackson

State of WASHINGTON
County of Whatcom

I certify that I know or have satisfactory evidence that Heather M. Jackson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-23-21



~~Jessica Sutherland~~ Robert R. Kihm ^{RU}
Notary Public in and for the State of Washington
Residing at: Bellingham, WA
My appointment expires: ~~August 14, 2022~~ 8/31/23 ^(RU)

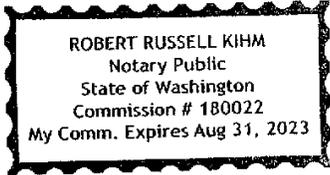


EXHIBIT "A"

Order No.: 245439845

For APN/Parcel ID(s): P40998

That portion of the East Half of the Southwest Quarter of the Southeast Quarter of Section 10, Township 35 North, Range 6 East, W.M., described as follows:

Begin at the intersection of the South line of the North 20 feet thereof conveyed to Skagit County for road purposes by Auditor's File No. 97936, and the West line of the East 330 feet of said subdivision;
Thence West along said South line to a point 40 feet West of the West line of the East 330 feet of said subdivision, which point is the true point of beginning;
Thence South along a line 40 feet West of and parallel with the West line of said East 330 feet, a distance of 200 feet;
Thence West along a line parallel with the South line of the above referenced County Road, a distance of 221 feet;
Thence North parallel with the West line of said East 330 feet to the South line of said County Road;
Thence East along said South line to the true point of beginning.
Situating in Skagit County, Washington.

END OF SCHEDULE A

EXHIBIT "B"**Order No.:** 245439845**Subject to: Special Exceptions:**

1. 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:	March 30, 1926
Recording No.:	192748

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 line, together with necessary appurtenances
Recording Date:	July 2, 1986
Recording No.:	8607020050
Affects:	The North 10 feet of said premises and other property

3. Boundary Line Adjustment Quit Claim and the terms and conditions thereof

Recording Date:	October 14, 1993
Recording No.:	9310140049

As Follows:
"This deed is given for boundary line adjustment purposes only and is not given to create an additional building lot.
The balance of the Grantor's property which surrounds the above described lot shall be combined or aggregated with other adjacent property of the Grantor lying to the West."

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 03/14/2021
between Bryan Mancuso Melissa Mancuso ("Buyer")
Buyer Buyer
and Heather M Jackson ("Seller")
Seller Seller
concerning 33660 Hamilton Cemetery 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.

Authenticat
Bryan Mancuso 03/14/2021
Buyer 5:21:05 PM PDT Date

Authenticat
Heather M Jackson 03/11/2021
Seller 11:19:11 PM PST Date

Authenticat
[Signature] 03/14/2021
Buyer 5:18:26 PM PDT Date

Seller Date