

When recorded return to:
Tom J. Sanders and Sara L. Sanders
10563 Warfield Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3442

Jul 27 2021

Amount Paid \$6245.00

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

CHICAGO TITLE CO.
620047989

Escrow No.: 620047989

STATUTORY WARRANTY DEED

THE GRANTOR(S) Craig Alan Stark, an unmarried person, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Tom J. Sanders and Sara L. Sanders, 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.)

LT 1, Short Plat No. PL08-0198 in SW, 28-35-6E, W.M.

Tax Parcel Number(s): P41963 / 350628-3-001-0103

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 22, 2021

Craig Alan Stark
Craig Alan Stark

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Craig Alan Stark
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: July 6, 2021

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

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41963 / 350628-3-001-0103

LOT 1 OF SHORT PLAT NO. PL08-0198, APPROVED AND RECORDED OCTOBER 9, 2008 UNDER AUDITOR'S FILE NO. 200810090102, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.;

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 set forth in a document:

In favor of:	Frank C. DelGaudio
Purpose:	Road Utility Purposes
Recording Date:	June 30, 1980
Recording No.:	8006300007
Affects:	A portion of said premises

2. Lot of Record Certification:

Recording Date:	December 6, 2006
Recording No.:	200612060100

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 No. PL08-0198:

Recording No: 200810090102

4. Skagit County Planning & Development Services Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date:	October 9, 2008
Recording No.:	200810090103

5. Protected critical area easement agreement and the terms and conditions thereof:

Recording Date:	October 9, 2008
Recording No.:	200810090104

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

EXHIBIT "B"

Exceptions
(continued)

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.